



**63 Bartlett Crescent SE  
Calgary, Alberta**

**MLS # A2290354**



**\$749,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to The Primrose by Award-Winning Baywest Homes, located in the vibrant and growing community of Rangeview. This beautifully designed 2-bedroom, 2.5-bath bungalow offers 2,588 sq. ft. of thoughtfully planned living space, combining modern comfort with functional design. Step inside to discover a bright, open-concept main floor filled with natural light. The spacious living room features a stunning vaulted ceiling, creating an airy and inviting atmosphere perfect for relaxing or entertaining. The gourmet kitchen is designed with both style and function in mind, featuring full-height cabinetry with bulkhead and crown molding, under-cabinet lighting, and elegant quartz countertops that extend into both bathrooms for a cohesive, upscale finish. The kitchen seamlessly flows into the dedicated dining area and great room, making it ideal for hosting family gatherings or enjoying everyday meals together. The main floor also offers a private office, perfect for working from home or creating a quiet study space. A practical mudroom adds additional storage and convenience for busy households. The primary suite provides a peaceful retreat, complete with a walk-in closet and a luxurious 5-piece ensuite bathroom finished with quartz countertops. Downstairs, the fully developed basement features impressive 9-foot ceilings, enhancing the sense of space and comfort. This level includes an additional bedroom, a full bathroom, and a generous bonus room, offering flexibility for guests, a media area, gym, or recreation space. This front garage home is complete and ready for quick-possession, making this an excellent option for purchasers seeking move-in readiness in a vibrant southeast community.