



**47 Bartlett Row SE
Calgary, Alberta**

MLS # A2202631

\$694,900



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Interior Lot, Low Maintenance Landscape, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Immediate Possession Available! Welcome to 47 Bartlett Row SE, a stunning two-story detached home in the vibrant Garden-to-Table community of Rangeview, where sustainable living and modern design come together to create a one-of-a-kind lifestyle. Built by Daytona Homes, this 1,900+ square foot home offers a thoughtfully designed layout that maximizes both comfort and functionality, all while being surrounded by parks, pathways, orchards, playgrounds, and a central greenhouse that fosters a true sense of community. Stepping inside, the main floor unfolds with an open-concept design, featuring a stylish kitchen that flows seamlessly into the great room and nook, creating a bright and inviting space for gathering. The electric fireplace in the great room adds warmth and ambiance, making it the perfect spot to relax at the end of the day. A two-piece bathroom on the main floor provides convenience for guests, while a mudroom connects directly to the double-attached garage, offering practicality for busy households. Upstairs, the home continues to impress with two well-sized bedrooms, each offering comfort and privacy, and a three-piece bathroom conveniently located between them. The primary suite is a luxurious retreat, complete with a walk-in closet and a five-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. A bonus room provides additional living space, perfect for a media room, home office, or play area, while a dedicated laundry room on the second floor adds extra convenience. Living in Rangeview means enjoying a community built around connection and sustainability, with garden plots, seasonal farmers' markets, and fresh local ingredients right at your doorstep. With Daytona Homes' commitment to exceptional craftsmanship and customer care, 47 Bartlett Row SE is more than just a home, it's a

lifestyle designed for modern living in a truly unique community. Book your private tour today and discover what makes this home so special.