



**GRASSROOTS**  
REALTY GROUP

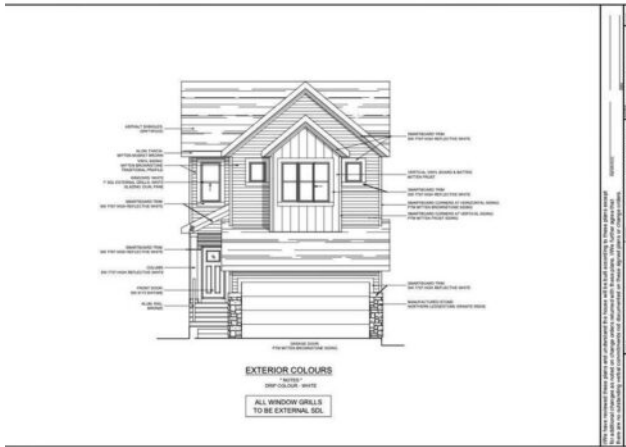
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**37 Bartlett Way SE**  
**Calgary, Alberta**

**MLS # A2209147**

**\$689,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	2025 (0 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, City Lot, Interior Lot, Rectangular Lot		



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

**Inclusions:** N/A

Welcome to 37 Bartlett Way SE, a beautifully designed detached home in the heart of Rangeview, Calgary's first Garden-to-Table community. With over 1,800 square feet of living space, this home offers modern comfort, smart functionality, and the chance to be part of a truly unique, sustainability-focused lifestyle. Built by Daytona Homes, it's perfect for those who want more than just a house—they want a community rooted in connection, nature, and fresh living. On the main floor, you'll find a double-attached garage that opens into a practical mudroom, keeping life organized and mess-free. Adjacent to the front door is a two-piece bathroom, ideally located for guests or quick access from the main living areas. Toward the back of the home, a spacious kitchen with a central island becomes the heart of the home, flowing seamlessly into the great room with an electric fireplace and a cozy eating nook to the side, perfect for family dinners or morning coffee. Upstairs, the layout is designed for both comfort and privacy. At the rear of the home are two good-sized bedrooms, a shared four-piece bathroom, and a convenient laundry room just steps away. At the front of the home, a large bonus room provides a flexible space for a media area, playroom, or quiet retreat, while also separating the secondary bedrooms from the primary suite. The primary bedroom features a five-piece ensuite with dual sinks, a soaker tub, a separate shower, and a spacious walk-in closet—a true sanctuary to start and end your day. Living in Rangeview means more than just beautiful homes—it's a lifestyle built around community gardens, orchards, a central greenhouse, and a shared passion for fresh food and meaningful connection. Enjoy seasonal markets, scenic pathways, playgrounds, and a community spirit that encourages

neighbors to grow, share, and connect. With quality construction by Daytona Homes and access to everything Rangeview has to offer, 37 Bartlett Way SE is the perfect place to plant your roots. Book your private showing today and see why life in Rangeview is unlike anywhere else.