

33 Bartlett Way  
Calgary, Alberta

MLS # A2226470



# \$779,900

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 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>	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, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

FULLY DEVELOPED LEGAL SUITE INCLUDED !!! Welcome to 33 Bartlett Way SE, a thoughtfully finished home offering over 1,800+ square feet of above-grade living space plus a fully developed legal basement suite, all set in the heart of Rangeview, Calgary's first and only Garden-to-Table community. Built by Daytona Homes, this property delivers both comfort and long-term value with a layout designed for today's lifestyles and tomorrow's possibilities. Step inside and you're greeted by a welcoming foyer at the front of the home, with a two-piece bathroom positioned between the entry and the mudroom, which connects directly to the double attached garage. From the mudroom, a walk-through pantry brings you straight into the open-concept kitchen, offering plenty of prep space and storage. A large central island with a flush eating bar anchors the space, overlooking the dining nook and the great room, where oversized windows bring in natural light and create a warm, inviting main floor. Upstairs, you'll find three bedrooms, thoughtfully laid out to balance privacy and connection. The primary suite is a private retreat, featuring a five-piece ensuite with dual sinks, a separate tiled shower, a freestanding soaker tub, and a generous walk-in closet. Two additional bedrooms share a well-appointed four-piece bathroom, and a dedicated laundry room adds convenience to daily routines. A bonus room tucked into the corner of the upper floor creates flexible space perfect for a TV room, reading area, or playroom. The real value continues below with a fully finished basement featuring a legal suite. This level includes a bedroom, a full four-piece bathroom, a well-equipped kitchen, and a cozy living room, an excellent option for extended family, guests, or rental income. Outside your door, Rangeview offers a lifestyle unlike any other.

Designed around the concept of community-based food living, residents enjoy access to shared garden plots, orchards, a central greenhouse, and seasonal farmers' markets. With scenic pathways, parks, playgrounds, and a layout built for connection and sustainability, Rangeview encourages residents to grow, share, and build lasting relationships with their neighbors. Whether you're looking for a home that adapts to your family's needs or seeking additional income potential, 33 Bartlett Way SE delivers exceptional value in one of Calgary's most forward-thinking communities. Book your private showing today and see what makes this home, and Rangeview, truly special.