

**49 Bartlett Way SE**  
**Calgary, Alberta**

**MLS # A2202663**

**\$749,900**



<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Low Maintenance Landscape		

<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, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 47 Bartlett Row SE, a beautifully designed two-story detached home in Rangeview, Calgary's first Garden-to-Table community. Built by Daytona Homes, this 2,000+ square foot residence blends modern living with a unique community experience, offering access to parks, pathways, orchards, playgrounds, and a central greenhouse, all designed to foster a strong sense of connection and sustainability. Step inside and discover a thoughtfully designed main floor, where functionality meets style. A two-piece washroom is conveniently located for guests, while the mudroom off the double-attached garage keeps things organized. The open-concept kitchen flows into the great room and nook, creating a bright and welcoming space for both everyday life and entertaining. The fireplace in the great room adds warmth and ambiance, while the kitchen's modern finishes and large island provide the perfect centerpiece for gatherings. A dedicated office/computer room on the main floor adds valuable flexibility, making it ideal for remote work, study sessions, or creative projects. Upstairs, the layout continues to impress with two spacious bedrooms at the rear of the home, sharing a three-piece bathroom for added privacy and convenience. A bonus room at the center of the floorplan separates the secondary bedrooms from the primary suite at the front, creating an ideal division of space. The primary bedroom is a true retreat, complete with a five-piece ensuite featuring dual sinks, a soaker tub, a separate shower, and a spacious walk-in closet. Living in Rangeview means being part of an innovative, agriculture-inspired community where fresh food, local markets, and beautifully designed green spaces enhance everyday life. Whether you're growing your own produce, enjoying the walking paths, or embracing the vibrant neighborhood atmosphere, 47

Bartlett Row SE is more than just a home, it's a lifestyle designed for modern living in an extraordinary setting. Built by Daytona Homes, known for their superior craftsmanship and customer care, this home offers the perfect balance of quality, comfort, and community. Book your private showing today and experience what makes Rangeview so special.