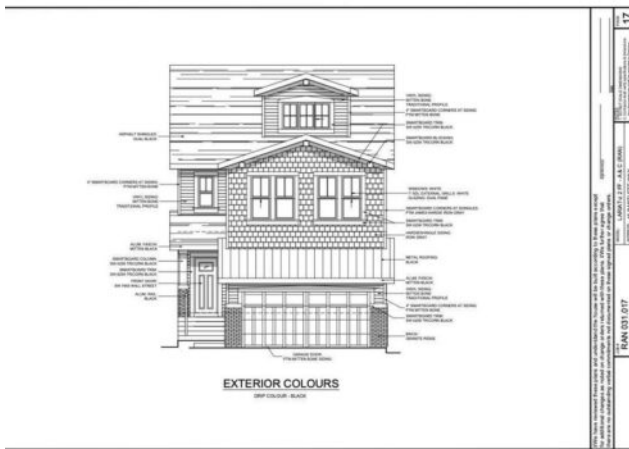


**45 Bartlett Way
Calgary, Alberta**

MLS # A2214458

\$799,900



Division:	Rangeview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,301 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, Rectangular Lot		

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, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 45 Bartlett Way SE, an impressive and spacious home nestled in the heart of Rangeview, Calgary's first and only Garden-to-Table community. With over 2,300 square feet of beautifully designed living space spread across two stories plus a bright third-floor loft, this Daytona Homes build offers a blend of contemporary comfort and the unique, sustainability-focused lifestyle Rangeview is known for. Here, you'll enjoy access to community parks, pathways, orchards, playgrounds, shared garden plots, and a central greenhouse, all designed to foster a deep sense of connection and healthy living rooted in nature and local food. As you step inside, the main floor greets you with a double-attached garage that opens into a convenient mudroom, keeping everyday life organized and clutter-free. Adjacent to the mudroom is a handy two-piece bathroom and a welcoming foyer for guests. The heart of the home is at the rear, where a large kitchen with a central island and a walk-in pantry overlooks the nook area and the great room, perfect for hosting friends or relaxing with family. The great room is warmed by an electric fireplace and flooded with natural light, while the open-concept design makes this space ideal for gatherings and everyday living. On the second floor, the primary bedroom is a true retreat, featuring a five-piece ensuite with dual sinks, a soaker tub, a separate shower, and a spacious walk-in closet. Down the hall, two well-sized bedrooms at the back of the home share a modern four-piece bathroom, and a dedicated laundry room adds everyday convenience. A corner bonus room provides extra living space for a home office, playroom, or cozy media lounge. Taking things up a notch, the third-floor loft is a showstopper, offering a versatile bonus area perfect for a creative studio, entertainment space, or private

escape, complete with its own balcony overlooking the community. This flexible upper level adds unique character and endless possibilities to the home. Living in Rangeview means enjoying more than just your home—it’s about joining a community where fresh food, neighborly spirit, and outdoor living are part of everyday life. With seasonal farmers’ markets, community events, and lush green spaces all around, 45 Bartlett Way SE is not just a place to live, but a place to thrive. Book your private tour today and discover what sets Rangeview, and this home, apart from the rest.