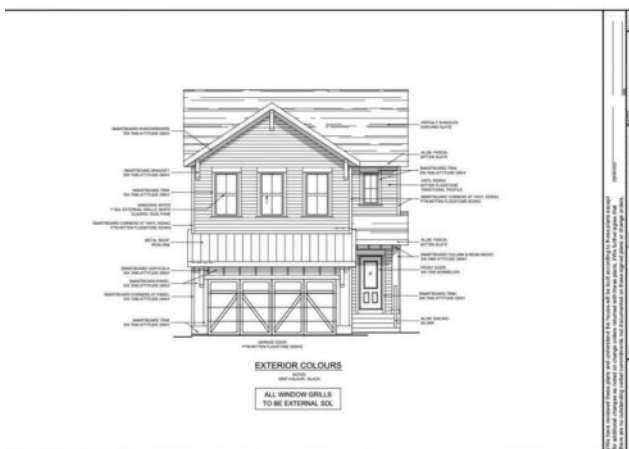


31 Bartlett Row SE
Calgary, Alberta

MLS # A2214651

\$759,900



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 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 31 Bartlett Row SE, an exceptional home offering over 2,300 square feet of thoughtfully designed living space in the heart of Rangeview, Calgary's first Garden-to-Table community. Built by Daytona Homes, this residence is a perfect blend of contemporary comfort and the unique, sustainability-focused lifestyle that Rangeview is known for. Here, you're not just buying a house, you're joining a vibrant neighborhood centered around shared garden plots, orchards, a central greenhouse, and an environment where connection and healthy living are at the forefront. With scenic pathways, parks, playgrounds, and seasonal markets right outside your door, Rangeview is a place where neighbors grow, share, and truly become a community. Step inside from the double attached garage and you'll appreciate the smart functionality of the mudroom, which connects directly through a spacious walk-in pantry and into the kitchen, making unloading groceries an absolute breeze. If you're entering from the front, a welcoming foyer sets the tone for the rest of the home, offering an immediate sense of warmth and comfort. Adjacent to the central staircase, you'll find a convenient two-piece bathroom, perfectly placed for both guests and family members. As you move toward the rear of the home, the layout opens into a bright and versatile office or den, ideal for anyone who works from home or wants a quiet corner for studying or creative projects. The kitchen is truly the heart of the main floor, boasting a large island with a flush eating bar and modern finishes, all overlooking the nook and the expansive great room. This open-concept space is filled with natural light and is perfect for hosting friends, gathering for family meals, or just relaxing together after a long day. Head upstairs and you'll find a layout that continues to

impress, starting with two generous secondary bedrooms at the back of the home. Each bedroom includes its own walk-in closet, a rare and highly sought-after feature that offers plenty of storage and organization. These bedrooms share a well-appointed three-piece bathroom and are located just steps from a dedicated laundry room, making everyday chores convenient and efficient. A large bonus room sits between the secondary bedrooms and the primary suite, providing a flexible space that could be a media lounge, playroom, or even a home gym. At the front of the home, the primary bedroom is your own private sanctuary. It features a spacious walk-in closet and a luxurious five-piece ensuite with dual sinks, a deep soaker tub, and a separate shower. This tranquil retreat is designed to help you unwind in comfort and privacy at the end of the day. Living at 31 Bartlett Row SE means embracing the Rangeview lifestyle, where fresh food, green spaces, and true community are part of every day. Whether you’re tending your own garden plot, joining neighbors for seasonal markets, or simply enjoying the peaceful walking trails, this is a place where you can plant your roots