# \$789,900 - 33 Bartlett Way, Calgary

MLS® #A2226470

## \$789,900

3 Bedroom, 3.00 Bathroom, 1,936 sqft Residential on 0.08 Acres

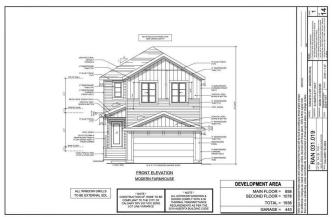
Rangeview, Calgary, Alberta

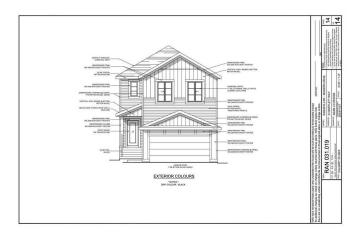
FULLY DEVELOPED LEGAL SUITE
INCLUDED !!! Welcome to 33 Bartlett Way SE, a thoughtfully finished home offering over 1,800+ square feet of above-grade living space plus a fully developed legal basement suite, all set in the heart of Rangeview,
Calgary's first and only Garden-to-Table community. Built by 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'II 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.

3.00

Built in 2025

Bathrooms

### **Essential Information**

MLS® # A2226470

Price \$789,900

Bedrooms 3

Full Baths 2

Half Baths 1

Square Footage 1,936

Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 33 Bartlett Way

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0P3

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator

Heating Forced Air

Cooling None Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features None

Lot Description City Lot, Rectangular Lot, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 31st, 2025

Days on Market 19
Zoning R-G
HOA Fees 500
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Royal LePage Benchmark

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