\$659,900 - 64 Bartlett Way Se, Calgary

MLS® #A2197764

\$659,900

3 Bedroom, 3.00 Bathroom, 1,608 sqft Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 64 Bartlett Way SE, where style meets smart design in the vibrant, first-of-its-kind garden-to-table community of Rangeview. This brand-new Leonard model by Homes by Avi is the kind of home that turns headsâ€"thanks to its prime corner lot location, modern finishes, and thoughtful floor plan designed for the way you actually live.

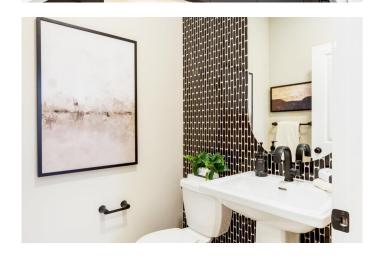
With 1,608 square feet, 3 bedrooms, 2.5 bathrooms, and a versatile upper-level bonus room, this home delivers the perfect blend of function and flexibility. The open-concept main floor is an entertainer's dream, featuring quartz countertops throughout, a spacious kitchen island, and stainless steel appliances that elevate everyday cooking. A stylish pocket office on the main floor keeps work-from-home days productive without taking over your living space. And for those who love indoor-outdoor living, step onto your 10' x 10' deck, perfect for summer BBQs or a quiet morning coffee.

Upstairs, the primary retreat is designed for relaxation, offering a walk-in closet and a sleek ensuite with quartz countertops. Two additional bedrooms, a full bath, and a laundry room on this level ensure convenience is always top of mind. The bonus room is the perfect flex spaceâ€"think playroom, media lounge, or your personal zen den.

What really sets this home apart? The







separate side entrance, making it ready to accommodate a future two-bedroom private living area. That could mean extra rental potential or the perfect area for multi-generational livingâ€"because let's be honest, having options is always a win. Plus, a 20' x 20' double detached garage is included in this home which offers secure parking and extra storage space, a true bonus in a laned home.

Beyond your front door, Rangeview is redefining community living with its urban agricultural focusâ€"community gardens, orchards, and local food production all play a role in everyday life. Picture weekend farmer's markets just steps from home, lush green spaces for family picnics, and a walkable community where neighbors actually know each other. Add in nearby parks, pathways, and a future commercial hub, and you've got a neighborhood that's as connected as it is charming.

This isn't just a homeâ€"it's a fresh start in a forward-thinking community that's all about good food, great connections, and a lifestyle that just works. Ready to make it yours? Let's talk.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€"
FLOORPLAN IS THE SAME BUT
REVERSED, fit and finish may differ on finished spec. Interior selections and floorplans shown in photos. Home is under construction, and showings can absolutely be arranged.

Built in 2025

Essential Information

MLS® # A2197764 Price \$659,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,608

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 64 Bartlett Way Se

Subdivision Rangeview

City Calgary

County Calgary

Province Alberta

Postal Code T3S 0P2

Amenities

Amenities Park, Picnic Area, Playground, Recreation Facilities, Community

Gardens

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear

of Garages 2

Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range

Hood, Refrigerator

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features BBQ gas line, None

Lot Description Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Zero Lot Line,

Back Lane

Roof Asphalt Shingle

Construction Concrete, Metal Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 42

Zoning R-G

HOA Fees 500

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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