

64 Bartlett Way SE  
Calgary, Alberta

MLS # A2197764



**\$659,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Zero Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

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 heads—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 space—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 living—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 focus—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 home—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 — 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.