



# 191 Bartlett Crescent Calgary Alberta

\$559,900

Welcome to 191 Bartlett Crescent SE--where thoughtful design, community charm, and everyday function come together in perfect balance. This brand-new Sasha model from Homes by Avi is tucked into the heart of Rangeview, Calgary's first garden-to-table neighborhood by Section23. Built around food celebration and strong community connections, Rangeview offers a lifestyle that's equal parts vibrant and down-to-earth, with walkable streets, community gardens, parks, playgrounds, and gathering spaces that turn neighbours into friends. Inside the home, you'll find 1,536 square feet of smartly designed space across two storeys, perfect for growing families or multi-generational living. The main floor is open and airy, with large windows, warm vinyl plank flooring, and a layout made for real life--whether you're entertaining guests, chasing toddlers, or just enjoying a quiet dinner at home. The kitchen features quartz countertops, stainless steel appliances, a central island, and a walk-in pantry to keep your culinary chaos in check. Just off the main living area is a surprisingly spacious pocket office--ideal for working from home, paying bills, or managing school schedules. Upstairs, the layout keeps busy mornings flowing smoothly with an upper-level laundry room, two well-sized secondary bedrooms, and a versatile bonus loft that can adapt to your needs. The primary suite is a peaceful retreat, complete with a walk-in closet and ensuite with walk-in shower. Thoughtfully included rough-ins for a BBQ gas line and gas stove open the door for future upgrades, and the full basement with separate side entrance offers incredible potential for a secondary development down the line--whether you're looking to accommodate extended family or add rental income. Outside, enjoy a 10'x10' rear deck and a rear parking pad, ready for a future garage. And with quick access to Stoney Trail and ...

Bonus Room 11.58 Ft x 11.67 Ft

Primary Bedroom 14.00 Ft x 11.67 Ft

3pc Bathroom Measurements not available

Other Measurements not available

3pc Bathroom Measurements not available

Bedroom 10.00 Ft x 8.33 Ft

Other Measurements not available

Living room 15.83 Ft x 12.00 Ft

Office 6.00 Ft x 4.67 Ft

Dining room 10.00 Ft x 12.00 Ft

Kitchen 14.50 Ft x 11.17 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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**Bedroom** 10.00 Ft x 8.33 Ft

**Other** Measurements not available

**Laundry room** Measurements not available