



33 Bartlett Way Calgary Alberta

\$789,900

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'll 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 livi...

Primary Bedroom 15.00 Ft x 12.50 Ft

Bonus Room 12.33 Ft x 12.17 Ft

4pc Bathroom 5.33 Ft x 10.00 Ft

5pc Bathroom 8.17 Ft x 12.58 Ft

Other 5.17 Ft x 10.33 Ft

Bedroom 11.50 Ft x 9.50 Ft

Laundry room 6.33 Ft x 10.25 Ft

Other 12.33 Ft x 10.00 Ft

Great room 12.33 Ft x 15.00 Ft

Kitchen 10.00 Ft x 15.08 Ft

Foyer 6.33 Ft x 6.42 Ft

Other 6.33 Ft x 9.75 Ft

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Listing Presented By:



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Bedroom 10.50 Ft x 9.17 Ft

2pc Bathroom 5.33 Ft x 5.33 Ft