



## 40 Bartlett Crescent Calgary Alberta

\$635,900

Welcome to 40 Bartlett Crescent SE—a home designed for modern living with space, style, and functionality. As you enter, you'll be greeted by a light-filled, open-concept living area that effortlessly blends the living room, dining space, and chef's kitchen. The kitchen is a true centerpiece, boasting a large island perfect for meal prep, casual dining, and entertaining. An oversized pantry adds exceptional storage for all your culinary needs. Need a quiet space to work or study? The main floor also includes a flexible front office. Upstairs, retreat to the expansive primary suite—a serene haven featuring a spa-like ensuite with a sleek 6mm glass shower, double vanity, and a spacious walk-in closet. The upper floor also offers a bright and versatile bonus room, perfect for lounging or as a play area, along with additional bedrooms, a full bath, and the convenience of upstairs laundry. Looking for more room? Option to add a main floor bedroom with a full bath for added convenience, a side door entry for future customization, and a lower-level legal suite, ideal for multi-generational living or generating rental income. This home includes a \$1,000 Landscaping Certificate, giving you the freedom to customize your outdoor space. Rangeview is Calgary's First Garden-to-Table Community, designed to inspire living through food celebration. The walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Future plans include 23+ acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will be Rangeview's community...

Living room 10.50 Ft x 14.00 Ft

Dining room 9.00 Ft x 13.00 Ft

Office 8.00 Ft x 10.50 Ft

2pc Bathroom Measurements not available

Bedroom 8.50 Ft x 10.00 Ft

Bedroom 8.17 Ft x 10.00 Ft

Bonus Room 11.67 Ft x 14.50 Ft

Primary Bedroom 12.00 Ft x 11.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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