



92 Bartlett Crescent Calgary Alberta

\$674,900

Step into something special at 92 Bartlett Crescent SE--a brand new Gregory model from Homes by Avi, perfectly positioned on a sunny corner lot in Rangeview by Section 23. This is no ordinary laned home. With its charming front porch, detached double garage, and thoughtful upgrades throughout, it offers the kind of everyday comfort and elevated style that's hard to find at this price point. And with a quick possession available, you won't be waiting long to call it home. Inside, the layout invites you to breathe a little easier. Mornings begin in the sun-filled kitchen, where full-height cabinetry, a silgranit sink, and quartz countertops offer both beauty and function. Coffee at the island, groceries tucked neatly in the dedicated pantry, and dinner prepped in a kitchen that's already roughed in for a future gas range--this is a space made for living well. At the front of the home, a generous flex room offers the perfect spot for a bright home office, stylish library, or creative kids' zone. Thoughtful touches like a broom closet at the back entry and a separate linen closet on the main floor keep things organized behind the scenes. Upstairs, the primary suite becomes your personal retreat with a walk-in closet and private ensuite, while two additional bedrooms and a central bonus room mean everyone has space to unwind. Laundry is right where it should be--upstairs--and a 200 amp panel in the basement sets you up for future upgrades, from EV charging to air conditioning. Out back, the yard is already taking shape with fresh sod on the front lawn and a back deck ready for BBQ season, thanks to the roughed-in gas line. And let's not forget the bigger picture. Rangeview by Section 23 isn't just a neighbourhood--it's Calgary's first garden-to-table community, purpose-built for connection, sustainability, and a slower, more meaningful pace of life. Imagine strolling tree...

Other Measurements not available

Other 11.00 Ft x 13.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 13.00 Ft x 8.83 Ft

Pantry .00 Ft x .00 Ft

Other 11.00 Ft x 10.17 Ft

Primary Bedroom 11.17 Ft x 13.67 Ft

3pc Bathroom Measurements not available

Other Measurements not available

Bonus Room 11.00 Ft x 10.67 Ft

Bedroom 11.00 Ft x 9.33 Ft

Bedroom 10.00 Ft x 9.33 Ft

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Living room 12.00 Ft x 13.00 Ft
Other Measurements not available

Laundry room Measurements not available
3pc Bathroom Measurements not available