



home share a modern four-piece bathroom, and a dedicated laundry room adds everyday convenience. A corner bonus room provides extra living space for a home office, playroom, or cozy media lounge.

Taking things up a notch, the third-floor loft is a showstopper, offering a versatile bonus area perfect for a creative studio, entertainment space, or private escape, complete with its own balcony overlooking the community. This flexible upper level adds unique character and endless possibilities to the home.

Living in Rangeview means enjoying more than just your homeâ€™s about joining a community where fresh food, neighborly spirit, and outdoor living are part of everyday life.

With seasonal farmersâ€™ markets, community events, and lush green spaces all around, 45 Bartlett Way SE is not just a place to live, but a place to thrive. Book your private tour today and discover what sets Rangeview, and this home, apart from the rest.

Built in 2025

Essential Information

MLS® #	A2214458
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,301
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	45 Bartlett Way
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	R-1

### Listing Details

Listing Office	Royal LePage Benchmark
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