



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**23 Bartlett Crescent SE
Calgary, Alberta**

MLS # A2293119



\$739,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to the "Grada" by Hopewell Residential, where elevated design and everyday functionality come together in Calgary's visionary garden-to-table community of Rangeview. Offering 2,119 sq. ft., 4 total bedrooms, and a thoughtfully designed layout that balances style with practicality, this is a home that feels as good as it looks. From the moment you step inside, you'll appreciate how well this home is designed for modern family living. Just off the front entry, a main floor bedroom is paired with a convenient 3-piece bathroom, creating exceptional flexibility for a variety of lifestyles. Whether used for multi-generational living, a live-in nanny, overnight guests, or even as a private home office, this space adds versatility that is increasingly hard to find. As you move further into the home, the main floor opens beautifully into a spacious dining area and inviting lifestyle room, creating an effortless flow for both everyday routines and entertaining. The open-to-above living room creates a dramatic sense of space, while floor-to-ceiling windows flood the home with natural light. A beautiful fireplace anchors the room, adding warmth and character to this impressive central gathering space. The kitchen is a true standout, blending contemporary style with timeless finishes. Designed to impress, it features quartz countertops, a large central island, built-in microwave, upgraded storage drawers, and a striking stand-alone hood fan wrapped in a classic white 4x4 backsplash that adds texture and charm. The two-tone cabinetry offers a designer look with modern green lower cabinets paired with wood grain upper cabinetry, creating a warm and sophisticated aesthetic that sets this home apart. Upstairs, the thoughtful layout continues with a central bonus room overlooking the main living space below and benefiting from the home's

oversized two-storey windows, which fill the upper level with light and create an airy, open feel. You'll also find three spacious bedrooms, including a well-appointed primary retreat featuring a step-in shower for a spa-inspired feel. A full bathroom and conveniently located upper floor laundry. The lower level provides excellent future potential with a 9-foot foundation, giving you flexibility to expand your living space over time or explore the possibility of a secondary suite (a secondary suite would be subject to approval and permitting by the city/municipality). Located in Rangeview, one of Calgary's most unique new southeast communities, this home offers more than just beautiful interior finishes—it offers a lifestyle rooted in connection, nature, and community. Designed around a garden-to-table vision, Rangeview brings residents together with thoughtfully planned green spaces, pathways, gathering areas, and a strong sense of belonging. It's the perfect setting for families looking for a fresh start in a neighbourhood built with lifestyle in mind. Discover the perfect blend of comfort, style, and community with The Grada in Rangeview.