



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**65 Bartlett Way SE  
Calgary, Alberta**

**MLS # A2303985**

**\$719,900**



<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Romeo in Rangeview—Calgary’s first garden-to-table community. Situated on a desirable corner, extra-wide lot, this home offers added space and curb appeal. Features include a 9’ foundation, separate side entry, upgraded 200 amp panel, and a widened garage. On the main floor, a convenient mudroom leads you into a walkthrough pantry that flows perfectly into your kitchen. A spacious nook and great room is capped off with a cozy fireplace. Stylish railing leads you upstairs where you’ll find a bonus room, a convenient laundry room and a luxurious 5-piece ensuite in the primary retreat to go along with 3 bedrooms. Thoughtfully designed for modern living, The Romeo delivers comfort, functionality, and lifestyle in one of Calgary’s most unique communities. Photos are representative.