



107 Bartlett Row SE
Calgary, Alberta

MLS # A2310539



\$689,000

Division:	Rangeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to The Primrose by Award-Winning Baywest Homes, located in the vibrant and growing community of Rangeview. This listing is for a home to be built and the photos are of a recent build of the same floor plan. This beautifully designed 1-bedroom, 1.5-bath bungalow combines modern comfort with functional design. Step inside to discover a bright, open-concept main floor filled with natural light. The spacious living room features a stunning vaulted ceiling, creating an airy and inviting atmosphere perfect for relaxing or entertaining. The gourmet kitchen is designed with both style and function in mind, featuring full-height cabinetry and elegant quartz countertops that extend into both bathrooms for a cohesive, upscale finish. The kitchen seamlessly flows into the dedicated dining area and great room, making it ideal for hosting family gatherings or enjoying everyday meals together. The main floor also offers a private office, perfect for working from home or creating a quiet study space. A practical mudroom adds additional storage and convenience for busy households. The primary suite provides a peaceful retreat, complete with a walk-in closet and a luxurious 5-piece ensuite bathroom finished with quartz countertops. 1 and 2 bedroom options for developed basement can be added. Rangeview is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its 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. Plans include over 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 serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services.