



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70 Bartlett Row SE
Calgary, Alberta

MLS # A2348583



\$729,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 70 Bartlett Row SE, a beautifully appointed Baywest built home located in Rangeview—Calgary's one-of-a-kind Garden-to-Table community. The main floor is thoughtfully designed for both everyday living and entertaining. Step into the light-filled open-concept great room that seamlessly flows into a chef's kitchen, featuring an oversized island, perfect for meal prep and entertaining. A main floor office adds flexibility for remote work or study, while a stylish two-piece bathroom and a welcoming front foyer complete this level. Upstairs, the primary retreat is a true sanctuary, featuring a luxurious five-piece ensuite with dual sinks, quartz countertops, a shower, a freestanding soaker tub, and a spacious walk-in closet. The upper floor also offers a versatile bonus room, tech space, laundry, a full bath, and two additional bedrooms. Need more space? An optional lower-level Legal Separate Suite or In-Law Suite is available (subject to approval and permitting by the city/municipality), ideal for multi-generational living or rental income. Choose from three different home sizes, with the option to add a fourth bedroom on the upper floor to suit your growing family's needs. 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. Future 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.