

**95 Bartlett Crescent SE**  
**Calgary, Alberta**

**MLS # A2273149**



**\$659,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 95 Bartlett Crescent SE, a brand new, two-storey masterpiece by Daytona Homes located in the desirable new community of Rangeview in Southeast Calgary. This thoughtfully designed residence offers the perfect blend of style and function, featuring a spacious floor plan with three generous bedrooms and two and a half bathrooms. The main level boasts a bright and open concept, incorporating a comfortable great room and a dedicated nook, all complemented by a mix of durable and attractive flooring, including laminate, cozy carpet, and sleek tile. A significant highlight is the double car attached garage for convenience and the practical side entrance providing direct access to the unfinished basement, offering exceptional potential for future development. Upstairs, a versatile bonus room serves as an ideal flexible space for a family room, home office, or play area. This home is truly a rare find, as it features no neighbours directly behind, backing instead onto picturesque greenspace, offering enhanced privacy and a serene view that makes this property stand out from the rest.