

53 Bartlett Way SE
Calgary, Alberta

MLS # A2293482



\$649,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 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, 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:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully designed home in the vibrant southeast community of Rangeview, offering over 1,700 sq ft of thoughtfully planned living space that blends modern design with everyday functionality. With professionally curated finishes and a smart family-friendly layout, this home delivers the perfect balance of style, comfort, and future flexibility. Step inside to a bright and inviting main floor where luxury vinyl plank flooring runs throughout, creating a seamless and modern feel. At the rear of the home, oversized wall-to-wall windows stretch across the back of this west-facing property, filling the space with natural light and warm afternoon sun. Dual sliding patio doors enhance the design and create the perfect opportunity for the next owner to build out an incredible indoor-outdoor living experience, whether that means a future deck, patio, or a private backyard retreat designed to become your own outdoor oasis. The kitchen is a true focal point, finished in a striking modern palette with taupe lower cabinetry and crisp white upper cabinets for a clean, elevated look. Hammered subway tile adds texture and depth, wrapping the stand-alone hood fan for a stylish custom touch. Crisp white quartz countertops, stainless steel appliances, and thoughtful workspace make the kitchen as functional as it is beautiful. At the back of the home, the dining area is positioned on one side while the living room anchors the other, with both spaces taking full advantage of the expansive rear windows and sunny west exposure, creating a bright, open setting that feels equally suited to quiet evenings at home or entertaining family and friends. Upstairs, the layout continues to impress with well-proportioned spaces designed for modern family living. The spacious primary retreat offers a peaceful escape and features a luxurious five-piece ensuite complete with a stand-alone tub,

oversized shower, and elegant finishes. Two additional bedrooms provide comfortable space for family or guests, while the central bonus room offers flexibility for a media area, kids' hangout, or home office. A full bathroom and convenient upper-level laundry complete the upper floor. One of the standout features of this home is the dual front door configuration. One entrance leads directly to the basement, while the other welcomes you into the main house—creating a setup that is ideally suited for future basement development. It's a layout that offers excellent flexibility for a secondary suite, mother-in-law space, or a private area for an older child seeking a little more independence (secondary suite development would be subject to approval and permitting by the city/municipality). Located in the growing community of Rangeview, this home offers the chance to be part of Calgary's first garden-to-table neighbourhood, a community designed around connection, walkability, green spaces, and an active outdoor lifestyle. With future parks, pathways, gathering spaces, and nearby southeast amenities.