



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 BARTLETT Crescent, Calgary T3S 0P6**

MLS® #: **A2188599**      Area: **Rangeview**      Listing Date: **01/18/25**      List Price: **\$635,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **2,794 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,766**  
 Low Sqft:  
 Ttl Sqft: **1,766**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Cement Fiber Board,Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 14`0"	Dining Room	Main	9`0" x 13`0"
Office	Main	8`0" x 10`6"	2pc Bathroom	Main	
Bedroom	Upper	8`6" x 10`0"	Bedroom	Upper	8`2" x 10`0"
Bonus Room	Upper	11`8" x 14`6"	Bedroom - Primary	Upper	12`0" x 11`4"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **0**

Remarks

Pub Rmks:

Welcome to 40 Bartlett Crescent SE—a home designed for modern living with space, style, and functionality. As you enter, you'll be greeted by a light-filled, open-concept living area that effortlessly blends the living room, dining space, and chef's kitchen. The kitchen is a true centerpiece, boasting a large island perfect for meal prep, casual dining, and entertaining. An oversized pantry adds exceptional storage for all your culinary needs. Need a quiet space to work or study? The main floor also includes a flexible front office. Upstairs, retreat to the expansive primary suite—a serene haven featuring a spa-like ensuite with a sleek 6mm glass shower, double vanity, and a spacious walk-in closet. The upper floor also offers a bright and versatile bonus room, perfect for lounging or as a play area, along with additional bedrooms, a full bath, and the convenience of upstairs laundry. Looking for more room? Option to add a main floor bedroom with a full bath for added convenience, a side door entry for future customization, and a lower-level legal suite, ideal for multi-generational living or generating rental income. This home includes a \$1,000 Landscaping Certificate, giving you the freedom to customize your outdoor space. Rangeview is Calgary's First Garden-to-Table Community, designed to inspire living through food celebration. The 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 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 be Rangeview's community hub for gathering, connecting, and sharing—an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. There is even an Urban Village planned with restaurants, boutiques, and services. \*\*Photos are of the Showhome and may not exactly represent the finished product.

Inclusions:

N/A

Property Listed By:

RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





