



**55 Bartlett Row SE
Calgary, Alberta**

MLS # A2273059



\$769,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	r-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 55 Bartlett Row SE, an exceptional two-storey residence located in the new and sought-after Southeast Calgary community of Rangeview. This impressive family home is designed for elevated living and abundant space, offering a functional main level that includes a gourmet Kitchen, an intimate Nook, and a spacious Great Room for entertaining, complemented by a versatile Den perfect for a home office or study. Practical features include a convenient Mud Room, a welcoming Foyer, a 2-piece half bathroom, and a functional double car attached garage. The expansive upper level is built for comfort and privacy, featuring four well-sized bedrooms, including a luxurious Primary Bedroom retreat complete with a lavish 5-piece ensuite bathroom and an extensive walk-in closet. The three additional bedrooms share a secondary 5-piece bathroom, while a dedicated Laundry Room adds convenience, and a large Bonus Room provides essential flexible living space for the family. Completing this fantastic property is the Unfinished Basement, offering a blank canvas ready for your custom development vision. This home perfectly balances luxurious finishes, functional design, and ample room for a growing family in a desirable Calgary community.