



**91 Bartlett Row SE
Calgary, Alberta**

MLS # A2288415



\$809,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,369 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Legal basement suite with bedroom + flex room! The Austyn-z II by Daytona Homes has a total living space of 2,374 sq.ft. with 3 bedrooms, 2.5 baths, a den and a cozy upper floor bonus room. The foyer of this home includes a closet and a privately located half bathroom and leads to the main floor living area. The den sits off the kitchen which includes a walk-through pantry to the mudroom and attached, double car garage. A great room and nook sit across the back of this home adorned with large windows and patio door access to the outdoors. Enjoy the open to below feature on the second floor overlooking the foyer, just outside the Primary Bedroom with walk-in closet and ensuite. The ensuite features an oval, free standing soaker tub, double sinks, and a water closet. Central to this upper floor is the bonus room, large laundry room and a loft area. The two additional bedrooms each include a walk-in closet. Photos are representative.