



**79 Bartlett Row SE
Calgary, Alberta**

MLS # A2290360



\$689,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters		

Inclusions: n/a

The Alfa offers 2,013 sq. ft. of well-balanced living space. A two-storey open-to-below at the front entry fills the foyer with natural light and creates a strong first impression, while a tucked-away half bath just off the foyer is kept out of sight from the main living areas. Toward the back of the home, the kitchen includes a large u-shaped kitchen overlooking the dining area and great room. Just off the kitchen, a pocket den offers a quiet, functional space for work or study. The walk-through pantry connects the kitchen to the mudroom, which features built-in storage and garage access. Upstairs, a central bonus room separates the two rear-facing bedrooms from the primary bedroom at the front. This level also includes a full bathroom and a laundry room. The primary bedroom includes a walk-in closet and private ensuite. This home also features a side entry, and 9' foundation for potential future development or basement development convenience. Photos are representative.