

**91 Bartlett Row SE**  
**Calgary, Alberta**

**MLS # A2288415**



**\$809,900**

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

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

**Inclusions:** N/A

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.