

**79 Bartlett Row SE**  
**Calgary, Alberta**

**MLS # A2290360**



**\$699,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.