



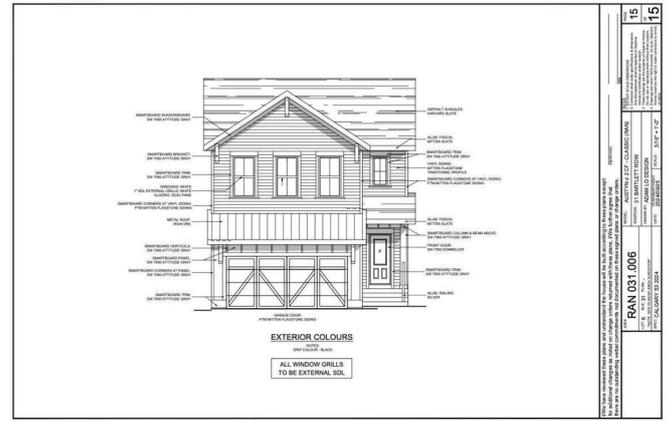
The kitchen is truly the heart of the main floor, boasting a large island with a flush eating bar and modern finishes, all overlooking the nook and the expansive great room. This open-concept space is filled with natural light and is perfect for hosting friends, gathering for family meals, or just relaxing together after a long day. Head upstairs and you'll find a layout that continues to impress, starting with two generous secondary bedrooms at the back of the home. Each bedroom includes its own walk-in closet, a rare and highly sought-after feature that offers plenty of storage and organization. These bedrooms share a well-appointed three-piece bathroom and are located just steps from a dedicated laundry room, making everyday chores convenient and efficient. A large bonus room sits between the secondary bedrooms and the primary suite, providing a flexible space that could be a media lounge, playroom, or even a home gym. At the front of the home, the primary bedroom is your own private sanctuary. It features a spacious walk-in closet and a luxurious five-piece ensuite with dual sinks, a deep soaker tub, and a separate shower. This tranquil retreat is designed to help you unwind in comfort and privacy at the end of the day. Living at 31 Bartlett Row SE means embracing the Rangeview lifestyle, where fresh food, green spaces, and true community are part of every day. Whether you're tending your own garden plot, joining neighbors for seasonal markets, or simply enjoying the peaceful walking trails, this is a place where you can plant your roots

Built in 2025

### **Essential Information**

MLS® #	A2214651
Price	\$759,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,374
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



### Community Information

Address	31 Bartlett Row Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, City Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	27
Zoning	R-1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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