# \$689,900 - 79 Bartlett Crescent Se, Calgary

MLS® #A2228569

# \$689,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Introducing the "Carisa― by Hopewell Residentialâ€"an exceptionally designed home where smart upgrades, modern finishes, and functional living spaces come together beautifully. Located on a quiet street in the growing southeast community of Rangeview, this home sits on an oversized lot with a west-facing backyard that's perfect for soaking in afternoon sun, relaxing evenings, or entertaining outdoors. An exterior gas line makes it ready for your future BBQ setup. Inside, the main floor greets you with a spacious and light-filled layout, featuring luxury vinyl plank flooring and knockdown ceilings that carry a clean, stylish look throughout. The open-concept design connects the upgraded kitchen, large Lifestyle/Dining Room, and cozy living area seamlesslyâ€"ideal for everyday life and hosting. The kitchen is a showstopper with quartz countertops, upgraded cabinetry including an added bank of drawers, a chimney hood fan, built-in microwave, pot lighting, and stainless steel appliances. A smartly positioned pocket office near the front entrance offers a quiet, tucked-away space perfect for remote work or homework. Upstairs, a versatile entertainment room is enhanced by an added stairwell window, bringing in even more natural light. The centrally located laundry room adds everyday convenience. The spacious primary suite features a large walk-in closet and a 4-piece ensuite with fully tiled shower walls. Two additional bedrooms round out the upper level,







offering great flexibility for families or guests. This home also includes a 9-foot foundation and a separate side entranceâ€"opening the door to future development or potential suite possibilities (A secondary suite would be subject to approval and permitting by the city/municipality). EV charger and solar panel rough-ins are also included, adding future-ready value. \*\*This home also comes complete with full front and backyard landscaping, including sod and mulch on the side yards. If you're looking for a home that balances thoughtful design, upgraded features, and long-term versatilityâ€"this one checks every box. Located in Calgary's desirable southeast, Rangeview is more than just a neighbourhoodâ€"it's a community built around connection, sustainability, and a shared love of food and nature. Inspired by Alberta's rich agricultural heritage, Rangeview is Calgary's first garden-to-table community. Residents are encouraged to engage in food growing and sharing through community gardens, orchards, and future culinary events. The community is designed with people in mind: walkable streets, regional pathways, green spaces, and a central gathering area called Market Square, anchored by Harvest Hallâ€"a future hub for farmers' markets, local food festivals, and community programs. You're also close to Seton and Mahogany amenities, including the world's largest YMCA, South Health Campus hospital, top-rated schools, and a wide range of shops and restaurantsâ€"offering all the urban conveniences within minutes of your doorstep.

Built in 2025

## **Essential Information**

MLS® # A2228569 Price \$689,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,696

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 79 Bartlett Crescent Se

Subdivision Rangeview

City Calgary

County Calgary

Province Alberta

Postal Code T3S 0P6

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Double Vanity

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Stove,

Garage Control(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Level, Street Lighting, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Wood Frame, Brick, Cement Fiber Board, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 152
Zoning R-G
HOA Fees 499

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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