



35 Bartlett Crescent Calgary Alberta

\$669,900

****OPEN HOUSE SATURDAY MARCH 7TH 1-4 PM**** Introducing the "Carisa 2" by Hopewell Residential--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 a large 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, extended Lifestyle room/Dining Room & cozy living area seamlessly--ideal for everyday life and hosting. The kitchen is a showstopper with the upgraded kitchen layout including quartz countertops, upgraded & modern cabinetry, a chimney hood fan, built-in microwave, pot lighting & 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 dual sinks and a stand alone shower. 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 entrance--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...

Living room 14.92 Ft x 12.92 Ft
 Kitchen 10.00 Ft x 12.50 Ft
 Dining room 12.00 Ft x 10.00 Ft
 Office 6.50 Ft x 6.00 Ft
 2pc Bathroom 6.08 Ft x 3.00 Ft
 Bonus Room 10.58 Ft x 12.83 Ft

Primary Bedroom 14.08 Ft x 12.08 Ft
 4pc Bathroom 14.17 Ft x 6.08 Ft
 Bedroom 12.17 Ft x 10.25 Ft
 Bedroom 12.17 Ft x 9.83 Ft
 4pc Bathroom 8.75 Ft x 5.42 Ft
 Laundry room 3.17 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.onehouse.ca/>

RE/MAX Realty Professionals

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