



## 43 Bartlett Row Calgary Alberta

\$684,900

**\*\*OPEN HOUSE SAT & SUN DEC 13th & 14th 1-4 PM\*\*** Introducing the "Carisa" 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 an oversized lot with a east-facing backyard that's perfect for soaking in morning sun with coffee, 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 grey 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 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 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, addin...

Living room 14.92 Ft x 12.92 Ft

Kitchen 12.42 Ft x 9.50 Ft

Dining room 10.92 Ft x 9.92 Ft

Office 5.42 Ft x 6.00 Ft

2pc Bathroom 3.00 Ft x 7.00 Ft

Bonus Room 9.50 Ft x 12.75 Ft

Primary Bedroom 14.08 Ft x 12.08 Ft

5pc Bathroom 14.25 Ft x 6.17 Ft

Bedroom 11.08 Ft x 10.25 Ft

Bedroom 11.08 Ft x 9.83 Ft

4pc Bathroom 8.83 Ft x 5.50 Ft

Laundry room 3.25 Ft x 5.67 Ft

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Listing Presented By:



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Real Broker

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

**RE/MAX Realty Professionals**

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