



## 79 Bartlett Row Calgary Alberta

\$699,900

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. (id:6769)

Other 10.33 Ft x 10.50 Ft  
 Great room 12.33 Ft x 12.50 Ft  
 Kitchen 12.67 Ft x 10.08 Ft  
 Den 9.00 Ft x 9.08 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 12.67 Ft x 13.17 Ft

5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 11.00 Ft x 10.33 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 12.83 Ft x 14.50 Ft

Listing Presented By:



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