



GRASSROOTS

REALTY GROUP

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55 Bartlett Row SE
Calgary, Alberta

MLS # A2273059



\$769,900

| | | | |
|------------------|---------------------------|---------------|------------------|
| Division: | Rangeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,379 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Corner Lot, Irregular Lot | | |

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Other, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: r-1

Utilities: -

Inclusions: n/a

Welcome to 55 Bartlett Row SE, an exceptional two-storey residence located in the new and sought-after Southeast Calgary community of Rangeview. This impressive family home is designed for elevated living and abundant space, offering a functional main level that includes a gourmet Kitchen, an intimate Nook, and a spacious Great Room for entertaining, complemented by a versatile Den perfect for a home office or study. Practical features include a convenient Mud Room, a welcoming Foyer, a 2-piece half bathroom, and a functional double car attached garage. The expansive upper level is built for comfort and privacy, featuring four well-sized bedrooms, including a luxurious Primary Bedroom retreat complete with a lavish 5-piece ensuite bathroom and an extensive walk-in closet. The three additional bedrooms share a secondary 5-piece bathroom, while a dedicated Laundry Room adds convenience, and a large Bonus Room provides essential flexible living space for the family. Completing this fantastic property is the Unfinished Basement, offering a blank canvas ready for your custom development vision. This home perfectly balances luxurious finishes, functional design, and ample room for a growing family in a desirable Calgary community.