

# \$699,900 - 79 Bartlett Crescent Se, Calgary

MLS® #A2228569

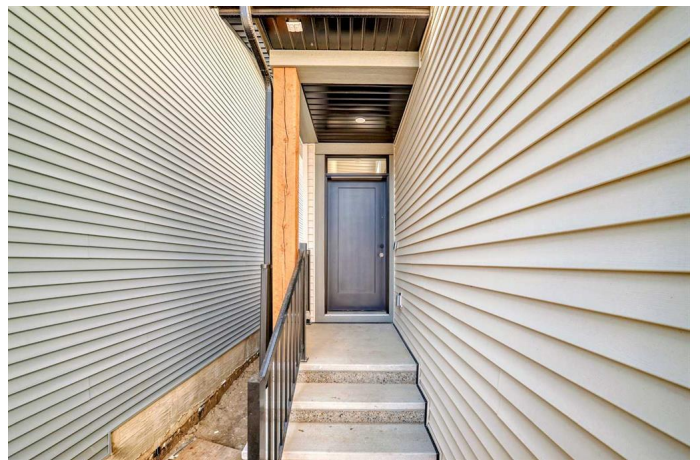
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

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 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 seamlessly—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. If you're looking for a home that balances thoughtful design, upgraded features, and long-term versatilityâ€”this one checks every box. Located in Calgaryâ€™s desirable southeast, Rangeview is more than just a neighbourhoodâ€”itâ€™s a community built around connection, sustainability, and a shared love of food and nature. Inspired by Albertaâ€™s rich agricultural heritage, Rangeview is Calgaryâ€™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 farmersâ€™ markets, local food festivals, and community programs. Youâ€™re also close to Seton and Mahogany amenities, including the worldâ€™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. Whether youâ€™re planting your roots or growing your family, Rangeview offers a lifestyle thatâ€™s vibrant & community-oriented.

Built in 2025

## Essential Information

MLS® #

A2228569

Price	\$699,900
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	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	82
Zoning	R-G
HOA Fees	499
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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