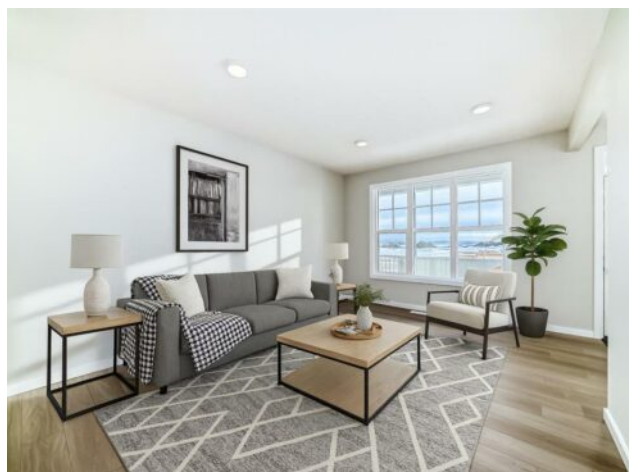


158 Bartlett Crescent SE  
Calgary, Alberta

MLS # A2281335



**\$564,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Rangeview   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,523 sq.ft.  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Outside, Parking Pad, Unpaved                         |               |                  |
| <b>Lot Size:</b> | 0.06 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Metal Siding , Mixed, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data |                   |     |

**Inclusions:** N/A

LET'S SKIP THE PART WHERE LISTINGS PRETEND EVERY HOME IS LIFE-CHANGING. This one is simply &mdash; and refreshingly &mdash; WELL THOUGHT-OUT. The main floor doesn't force a moment of suspense or a &ldquo;grand reveal.&rdquo; It just opens into a BRIGHT, PRACTICAL LAYOUT that gets the fundamentals right. The POCKET OFFICE is tucked off to the side where it belongs, not jammed into a hallway. The living room and dining area fall into a natural rhythm, anchored by an ELECTRIC FIREPLACE that adds warmth without stealing the spotlight. And the kitchen keeps things clean and functional with 48" UPPER CABINETS, QUARTZ COUNTERS, a CHIMNEY HOOD FAN, and a BUILT-IN MICROWAVE that isn't fighting for visual attention. Light is a quiet strength here, lifted by the 9' CEILINGS and the way the windows pull brightness across the main floor. Warm wood-tone LVP carries the main level without any fuss. Out back, the 10' X 10' REAR DECK is already finished, and the REAR PARKING PAD keeps things simple and functional &mdash; no builder timelines, no guesswork. The FULL-WIDTH FRONT PORCH gives the home presence without being precious, and offers a practical spot to shake off the day before stepping inside. Upstairs, the BONUS ROOM does exactly what a bonus room should: fill the gap between bedrooms with a space that flexes easily without needing a title. The two secondary bedrooms sit together at the rear of the home, while the master takes the front &mdash; larger, brighter, and anchored by a WALK-IN CLOSET WITH NATURAL LIGHT. The ensuite keeps things straightforward with a glass-and-tile shower and quartz carried through from the main level. Practical upgrades are already handled: a HIGH-EFFICIENCY FURNACE, gas

lines for both stove and BBQ, and the full 200-amp electrical panel. The basement is legitimately future-ready with 9' foundation walls, a separate side entry, and ROUGH-INS FOR A BATHROOM, SINK, AND A SECOND LAUNDRY LOCATION &mdash; not the &ldquo;maybe someday&rdquo; setup buyers sometimes discover after the fact. Rangeview &mdash; Section 23 is built around a FARM-TO-TABLE PHILOSOPHY, where food, community, and daily life connect more naturally. COMMUNITY GARDENS, edible landscaping, pathways, and shared gathering spaces are woven in thoughtfully, without feeling themed. It&rsquo;s less about buzz and more about rhythm. IMMEDIATE POSSESSION removes the waiting. From the layout to the long-term planning, this home delivers where it counts &mdash; and it shows best in person. Contact your agent and book a showing today! &bull; PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model &mdash; fit and finish may differ. Interior selections and floorplans shown in photos.