



**228 Carringham Road  
Calgary, Alberta**

**MLS # A2285875**



**\$749,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Central, Fireplace Insert, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Dishwasher, electric range, refrigerator, microwave, dryer, and washer

Double attached garage and priced to sell! Welcome to your new home in the vibrant and sought-after community of Carrington! This exquisite two-storey residence showcases over \$50,000 in premium upgrades from Mattamy Homes. The expansive living room is perfect for gatherings, while large windows fill the open-concept main floor with natural light. The heart of the home is the gourmet kitchen, featuring full-height cabinets, quartz countertops, a custom railing, and a massive walk-in pantry. Upstairs, you'll find three bedrooms, each designed with comfort in mind. The primary suite is a serene retreat, complete with a luxurious 5pc ensuite featuring a custom tile shower and a dedicated walk-in closet. The central Family Room offers versatile space for a home office, playroom, or media center. This property boasts premium features, including walk-in closets in every bedroom. The main floor includes a dedicated mudroom located directly off the double attached garage. A separate side entrance leads to a spacious unfinished basement, which is already primed for your future development with rough-ins for a washroom, kitchen, and separate laundry. Located with easy access to Stoney Trail and local amenities, this home offers the perfect blend of luxury and utility. Call today to schedule your private viewing!