



**72 Carringwood Rise NW
Calgary, Alberta**

MLS # A2294902



\$729,990

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|------------------|------------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,164 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | See Remarks, Street Lighting | | |

| | | | |
|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Call seller directly

Click brochure link for more details. The Maclaren opens into a welcoming foyer and front den before transitioning into a spacious main living area completed with luxury vinyl plank flooring. The kitchen wows with full-height cabinetry and an oversized quartz island that connects seamlessly to the dining and great room with a cozy fireplace. Upgraded stainless steel appliances include a gas range, built-in microwave and chimney hood fan. A pantry, powder room, and mudroom enhance daily functionality for you and your loved ones. Upstairs, bedrooms two and three are sizable with walk-in closets, while a flexible loft adds additional living space to curl up with a book or watch your favourite shows. The primary bedroom is a true sanctuary and includes a walk-in closet and private ensuite with dual sinks and a glass shower enclosure, offering you comfort and privacy at any time. A separate side entrance and 9' basement foundation have been added with your future basement development plans in mind. Mattamy includes 8 solar panels on all homes as a standard inclusion! *Renderings are representative - exterior colours may vary.