



**GRASSROOTS**  
REALTY GROUP

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171 Carringham Road NW  
Calgary, Alberta

MLS # A2300670



**\$589,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Paved, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Wood Frame	<b>Zoning:</b>	R-G1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	TV mounts in living room and bed room		

This beautifully designed home built in 2023 offers modern style, thoughtful finishes, and a location that makes everyday living effortless. Large windows throughout allow natural light to pour into each room, creating a bright and welcoming atmosphere from the moment you walk in. The kitchen is both elegant and functional, featuring spacious quartz countertops, stainless steel appliances, and stylish gold hardware accents that add a touch of warmth and sophistication to the modern design. Whether you're cooking for yourself or hosting friends and family, the space feels open, polished, and practical. Outside, the home sits on a spacious pie-shaped lot, offering extra yard space and flexibility for your enjoyment. A double attached garage and parking pad in the rear provide plenty of room for multiple vehicles and storage, while the paved rear laneway adds both convenience and accessibility. Whether you seek additional living space, a home gym, or a media room, the undeveloped basement makes it easy to bring your vision to life. Located in a quiet and family oriented neighbourhood, you'll enjoy quick access to the rest of the city via Stoney Trail only moments away, keeping your commute and extracurriculars simple. Plus, daily conveniences are close at hand, with multiple retail shops and restaurants nearby, as well as everyone's favourite wholesaler, Costco, just a short 10-minute drive away. Stop by for a showing today!