



GRASSROOTS
REALTY GROUP

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**33 Carringham Heights NW
Calgary, Alberta**

MLS # A2302218



\$814,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,817 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience elevated living in this beautifully designed residence offering 2,817 sq.ft. above grade, where space, functionality, and thoughtful design come together seamlessly. Rarely found in today's market, this home features a true dual primary suite layout, ideal for multi-generational living, long-term flexibility, or simply a higher standard of everyday comfort. The main level primary retreat is a standout—perfectly positioned for convenience and privacy—featuring a fully upgraded full-tile shower ensuite that delivers a clean, spa-like experience. Whether for extended family, guests, or homeowners who prefer main-floor living, this layout solves a problem most homes simply don't address. The main floor unfolds into a bright, open-concept living space designed with both scale and flow in mind. A spacious living area connects effortlessly to the dining space and a chef-inspired kitchen anchored by an oversized island, creating a natural gathering point for daily life and entertaining. Large windows bring in abundant natural light, enhancing the sense of openness throughout. Upstairs, you're immediately welcomed by 9-foot ceilings, adding volume and a noticeably elevated feel compared to typical new construction. The bonus room is exceptionally large—not an afterthought, but a true central living space that can function as a media room, lounge, or family hub. A second primary bedroom suite upstairs offers additional privacy and versatility, perfect for growing families or shared living arrangements. Complementing this are three generously sized bedrooms, all thoughtfully designed with proportions that stand apart from the smaller, more compact rooms often seen in newer builds—offering real usability, comfort, and long-term livability. Beyond the home itself, the location in Carrington adds another

layer of convenience and value. This is a fast-growing northwest community known for its accessibility and everyday practicality. You're just minutes away from major shopping destinations including Costco, grocery stores, restaurants, cafes, and essential services, making daily errands simple and efficient. Nearby plazas and retail hubs continue to expand, bringing even more amenities within close reach. With quick access to major routes, commuting across the city is seamless, while parks, pathways, and open green spaces within the community provide a balanced lifestyle between urban convenience and outdoor living. This is a home built for those who understand the importance of layout, square footage, and location—a rare combination of thoughtful design, true living space, and everyday convenience, all coming together in one complete package.