



**GRASSROOTS**  
REALTY GROUP

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71 Carringwood Rise NW  
Calgary, Alberta

MLS # A2307441



**\$753,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Builders Appliance Package

Move-In Ready | Brand New Home | Built by Mattamy | Lawson Model | 2,387 SqFt | 5 Bedrooms | 3.5 Bathrooms | Main Level Bedroom & 3pc Ensuite | Stunning Modern Finishes | Quartz Countertops | Built-in Stainless Steel Appliances | Full Height Cabinets | Kitchen Island with Barstool Seating | Open Floor Plan | High Ceilings | Electric Fireplace | Modern LED Lighting | Large Windows | Incredible Living Space | 4 Upper Level Bedrooms | Upper Level Family Room | Upper Level Laundry | Basement Side Entry | Unfinished Basement | 9Ft Foundation. Move-In Ready Brand New Home by Mattamy Homes! Welcome to the Lawson Model offering 2,387 SqFt of thoughtfully designed living space with 5 Bedrooms, 3.5 Bathrooms, a Main Level Bedroom with 3pc Ensuite, Basement Side Entry and a 9Ft Foundation. The inviting front porch welcomes you into a bright open concept main floor featuring high ceilings, large windows, modern LED lighting and an incredible flow between the kitchen, dining and living areas. The stunning kitchen is finished with quartz countertops, full height cabinetry, built-in stainless steel appliances, a walk-in pantry and a large central island with barstool seating. The spacious great room is anchored by an electric fireplace creating the perfect space for everyday living and entertaining. A mudroom adds practical everyday organization while the main floor bedroom with full ensuite provides excellent flexibility for guests, extended family or a private home office setup. Upstairs you'll find 4 additional bedrooms thoughtfully arranged for privacy and functionality along with a central family room, upper level laundry and a beautifully designed primary retreat complete with a walk-in closet and private ensuite. The unfinished basement with side entry offers endless future development potential. Stunning modern finishes, exceptional layout and

incredible family living in a brand new home ready for immediate possession.