



GRASSROOTS
REALTY GROUP

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1387 148 Avenue NW
Calgary, Alberta

MLS # A2316326



\$535,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

No Condo Fees. The open and spacious living area is thoughtfully designed with mudroom and powder rooms tucked to the side. The unique, U-shaped kitchen includes a breakfast and conversation bar that seats 4. The light-filled great room is ideal for both entertaining and quiet nights at home. Upstairs, enjoy your primary bedroom with a walk-in closet, ensuite and large windows overlooking a private balcony. Bedrooms 2 and 3 also feature large windows. In Carrington, you can enjoy access to amenities including planned schools, parks and future recreational center that will surely complement your lifestyle!