



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

130 Carringwood Terrace NW
Calgary, Alberta

MLS # A2320494



\$506,990

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,551 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

****Brand New Home | Semi-Detached | Built by Mattamy Homes | Cardinal Model | 1,550 SqFt | 3 Bedrooms | 2.5 Bathrooms | Quartz Countertops | Kitchen Island | Builders Stainless Steel Appliance Package | Recessed Lighting | Large Windows | Ample Natural Light | West Facing Frontage | Separate Entry to Unfinished Basement | Great Sized Backyard | Rear Parking | Rear Lane.**** Welcome to the Cardinal, a thoughtfully designed semi-detached home by Mattamy Homes offering 1,550 SqFt of stylish living space in the highly desirable community of Carrington. Combining modern finishes, functional design and future potential, this brand-new home is perfect for first-time buyers, growing families and investors alike. The main level features an open-concept layout filled with natural light from large windows throughout. Recessed lighting, luxury vinyl plank flooring and contemporary finishes create a bright and welcoming atmosphere. The kitchen is designed to be both functional and stylish with quartz countertops, a centre island, ample cabinetry and a builders stainless steel appliance package. The living and dining areas flow seamlessly together, creating an ideal space for everyday living and entertaining. The upper level offers 3 comfortable bedrooms and 2.5 bathrooms, including a spacious primary retreat complete with its own ensuite bathroom. Two additional bedrooms and a full bathroom provide flexibility for family members, guests or a home office setup. The unfinished basement is ready for your future vision and features a separate entry, providing excellent potential for additional living space subject to any required approvals and permits. Whether you're looking to create a recreation area, home gym or additional family space, the opportunity is yours to design. Outside, enjoy a great-sized backyard with rear lane access and dedicated rear parking. The

west-facing frontage provides beautiful afternoon and evening sunlight, enhancing the home's curb appeal and outdoor enjoyment. Located in the vibrant northwest community of Carrington, residents enjoy easy access to parks, pathways, playgrounds, shopping, restaurants and everyday amenities. With quick connections to Stoney Trail, Deerfoot Trail and Centre Street, commuting throughout Calgary is simple and convenient. This is an incredible opportunity to own a brand-new Mattamy home in one of Calgary's most sought-after growing communities. **Photos & RMS are of 118 Carringwood Terrace (Same Model, Staged)**