



**140 Carringham Road NW
Calgary, Alberta**

MLS # A2327844



\$779,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this beautifully designed two-storey home offering 2,776 sq. ft. of total developed living space, including a newly developed 1-bedroom, 1-bathroom legal basement suite with its own private entrance and separate laundry—an excellent opportunity to generate rental income or accommodate extended family while maintaining privacy. The bright and open main floor features a spacious living room, a generous dining area, and a chef-inspired kitchen complete with quartz countertops, built-in appliances, full-height cabinetry, and a walk-through pantry. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. A convenient mudroom and powder room complete the main level. Upstairs, you'll find a spacious bonus room, upper-floor laundry, and three generously sized bedrooms. The luxurious primary suite features a spa-inspired 5-piece ensuite and a walk-in closet, while all three upstairs bedrooms include their own walk-in closets, offering exceptional storage and functionality. A beautifully appointed 5-piece main bathroom completes the upper level. The professionally developed 1-bedroom legal basement suite is thoughtfully designed with a modern kitchen, comfortable living area, full bathroom, its own laundry, and a private entrance, making it ideal for tenants, guests, or multi-generational living. Additional highlights include modern finishes throughout, stylish tile work, vinyl plank flooring, a double attached garage, a fully fenced backyard, and the peace of mind of owning a newer home. Ideally located close to parks, playgrounds, schools, shopping, walking and biking paths, and with quick access to Stoney Trail, this exceptional property offers the perfect blend of luxury, convenience, and outstanding investment potential. Whether you're looking for a beautiful family home with mortgage-helping income or a

smart investment opportunity, this move-in-ready property checks all the boxes. Book your private showing today with your favourite REALTOR®!