



GRASSROOTS
REALTY GROUP

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40 Carringham Gate NW
Calgary, Alberta

MLS # A2328455



\$730,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,323 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Move-In Ready | 4 Bedrooms | 2.5 Bathrooms | Open Floor Plan | High Ceilings | Abundant Natural Light | Expansive Living Space | Stainless Steel Appliances | Granite Countertops | Gold Hardware | Pantry | Main Level Storage Room | Mudroom | Upper Level Family Room | Upper Level Laundry | Separate Side Entry to Basement | Front Attached Double Garage & Driveway. Welcome home to this beautifully maintained 2-storey family home offering 2,323 SqFt above grade with an additional 806 SqFt in the unfinished basement, ready to be customized to suit your family's needs. Step inside to a welcoming foyer with closet storage before entering the heart of the home where an open floor plan creates the perfect balance of comfort & functionality. Large windows fill the main level with abundant natural light, creating a bright & inviting atmosphere throughout the kitchen, dining & living rooms. The chef's kitchen is beautifully finished with crisp white cabinetry, granite countertops, stainless steel appliances, elegant gold hardware, a large centre island with barstool seating & a walk-in pantry for exceptional storage. The mudroom connects directly to the garage, creating the perfect drop zone for coats, shoes, backpacks & groceries. The dining area comfortably accommodates family meals & entertaining, while a rear door leads to the backyard for a seamless transition to outdoor living & dining. The spacious living room is centred by a gas fireplace, creating a warm & inviting place to gather with family & friends. The main level storage room is a versatile space perfect for seasonal storage, a walk-in pantry extension, hobby room or a compact home office. A convenient 2pc bathroom completes the main level. Upstairs you'll find 4 spacious bedrooms, 2 full bathrooms, a central family room & the convenience of upper level laundry. The expansive primary bedroom is

a relaxing retreat complete with a walk-in closet & a beautifully appointed 5pc ensuite featuring a deep soaker tub, walk-in shower & an extended double vanity complete with ample cabinet & drawer storage. Bedrooms 2, 3 & 4 are generously sized with excellent closet space & share the main 4pc bathroom with a tub/shower combination & extended vanity with additional storage. The upper level family room provides the perfect place to unwind with a movie, games or a quiet evening at home. The unfinished basement features a separate side entry & builder rough-ins, offering outstanding potential for future development. Outside, the front attached double garage & full driveway provide parking for up to 4 vehicles with additional street parking readily available. Located in the growing community of Carrington, you'll enjoy nearby parks, playgrounds, walking paths, shopping, schools & quick access to Stoney Trail for an easy commute throughout the city. Combining exceptional space, thoughtful design & an unbeatable family-friendly location, this home is one you won't want to miss. Hurry & book your showing today!