



GRASSROOTS
REALTY GROUP

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44 Carringwood Rise NW
Calgary, Alberta

MLS # A2332489



\$857,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,871 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

The Armstrong is a stunning and uniquely designed split-level home that is sure to make a memorable mark. Entertain guests in the lively great room. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs, plenty of cabinet space and a uniquely shaped kitchen island, perfect for enjoying morning coffee. A powder room and a large, functional mudroom are conveniently located off the garage. The main floor also includes a separate den that can be repurposed as a home office or an optional main floor bedroom addition. The charming family room boasts high ceilings and lofty comfort for a quiet night in with the family. Upstairs, the primary bedroom includes a walk-in closet and private 5-piece ensuite, offering a quiet and well-proportioned retreat. Bedrooms are positioned near centrally located laundry and a full bathroom. The separate side entry to the unfinished basement provides you with great opportunity for future development! Hurry & book your showing today!