



GRASSROOTS
REALTY GROUP

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199 Carringham Road NW
Calgary, Alberta

MLS # A2334788



\$619,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,780 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated, Paved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot, Cleared, Few Trees, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this gorgeous freshly painted duplex located on a quiet street in the popular NW community of Carrington! Impressive curb appeal and a modern design blends with a highly functional layout boasting 3 beds / 3 baths and over 1780 sq ft of finished living area. This home has also been highly upgraded throughout - 9 ft ceiling on the main floor, raised kitchen cabinets with crown molding, stainless steel appliances, upgraded luxury vinyl plank flooring, granite countertops, tiled bathroom walls, as well as many additional pot light fixtures. Upon entry the open concept is exemplified with an inviting Kitchen/Dining/Living space on the main floor. The kitchen is equipped with upgraded stainless steel appliances, full height kitchen cabinets, and loads of counter space and storage! There is also a spacious living room, a 2 piece bath and double attached garage. Upstairs, the primary bedroom is bright and large and has a big walk-in closet, a private 5 piece ensuite with double vanity. There is also a full laundry room, another two large bedrooms, and a 4 piece bathroom that completes the upstairs. The lower level is fully insulated and drywalled, and has a 3 piece bathroom rough-in that is perfect for a future bathroom. This amazing home is steps away from the Carrington Commercial Plaza. With quick access to anywhere in Calgary via Stoney Trail and multiple nearby shopping options including Crossiron Mills, the quickly maturing community of Carrington is a great option for the busy family! Book your showing today!