



GRASSROOTS
REALTY GROUP

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163 Carringham Road NW
Calgary, Alberta

MLS # A2341787



\$625,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,777 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Mirror on Stair landing		

Welcome to 163 Carringham Road NW — a beautifully designed semi-detached home that offers the space, comfort and feel of a detached family home. Located in the desirable NW community of Carrington, this impressive 3-bedroom, 2.5-bathroom home combines a spacious open-concept layout with a huge fenced and landscaped backyard, central air conditioning and a double attached garage. Step inside to a bright and welcoming main floor where the living, dining and kitchen areas flow seamlessly together, creating an ideal setting for everyday family life and entertaining. The well-appointed kitchen features abundant cabinetry, stainless-steel appliances, generous counter space and a large centre island with seating, all overlooking the spacious living areas. Large windows bring in plenty of natural light and enhance the home's open, airy feel. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 5-piece ensuite. Two additional bedrooms and another full bathroom provide plenty of room for children, guests or a home office. One of this home's biggest advantages is found outside. The oversized, fully fenced and landscaped backyard offers exceptional space rarely found with a semi-detached home — perfect for children, pets, gardening, summer entertaining or creating your own private outdoor retreat. Additional highlights include central A/C, excellent storage, a double attached garage and a functional floor plan that truly makes this property feel like a detached home from the moment you step inside. Conveniently located close to shopping, restaurants, transit, parks, pathways and everyday amenities, this is a fantastic opportunity to enjoy space, comfort and functionality in one of Calgary's growing northwest communities. If you've been searching for the feel and

functionality of a detached family home, without necessarily stepping into detached-home pricing, 163 Carringham Road NW deserves to be at the top of your list. Welcome home.