



GRASSROOTS
REALTY GROUP

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33 Carringwood Street NW
Calgary, Alberta

MLS # A2346547



\$809,900

Division:	Carrington		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,682 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

* 1 Bedroom Basement Suite(illegal) * | Gorgeous Family Home | Main Level Office | Spacious Open Floor Plan | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Herringbone Backsplash | Full Height Cabinets | Kitchen Island with Barstool Seating | Pantry | Large Windows | Ample Natural Light | Gas Fireplace | Level 2 Family Room with Extended Ceiling Height | 4 Upper Level Bedrooms & 2 Bathrooms | Upper Level Laundry | Basement Open Floor Plan Kitchen & Rec Room | Sizeable Bedroom | 3pc Bath | Great Storage | West Facing Backyard | Deck | Front Attached Double Garage | Driveway | Great Location | Quick Access to Stoney Trail. Welcome to this beautifully designed family home in the desirable NW community of Carrington, offering 2,682 SqFt RMS of thoughtfully designed living space plus a fully developed basement with an illegal suite—providing flexibility for extended family or potential rental income. With a total of 5 bedrooms and 3.5 bathrooms, this home combines modern style with functional family living. The main level features a spacious open floor plan highlighted by large windows that fill the home with natural light. The living room centers around a cozy gas fireplace, creating a warm and inviting space for relaxing or entertaining. The sparkling kitchen is designed for both everyday living and hosting, featuring quartz countertops, stainless steel appliances, a stylish herringbone backsplash, full-height cabinetry, and a large island with barstool seating. A pantry provides excellent storage, while the adjacent dining area offers easy flow for family meals and gatherings. A main level office adds valuable flexibility for working from home or study space. Upstairs you'll find four generously sized bedrooms and two full bathrooms, including a comfortable primary retreat, while the level 2 family room with extended ceiling height

creates an impressive secondary living space perfect for movie nights or relaxing with family. Upper level laundry adds everyday convenience. The fully developed basement features an illegal suite with an open-concept kitchen and recreation room, a sizeable bedroom, a 3-piece bathroom, and great storage, offering a comfortable and functional living area. Outside, enjoy the west-facing backyard complete with a deck, ideal for summer evenings and entertaining. The front attached double garage and driveway provide ample parking and convenience. Located in the growing community of Carrington, this home offers quick access to parks, shopping, schools, walking paths, and major routes including Stoney Trail, making commuting around Calgary easy and convenient. Hurry and book your showing at this gorgeous family home today!