



**GRASSROOTS**  
REALTY GROUP

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1387 148 Avenue NW  
Calgary, Alberta

MLS # A2347551



**\$475,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Carrington             |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,436 sq.ft.           | Age:   | 2022 (4 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.03 Acre              |        |                  |
| Lot Feat: | Back Lane              |        |                  |

|             |                 |            |    |
|-------------|-----------------|------------|----|
| Heating:    | Central         | Water:     | -  |
| Floors:     | Carpet          | Sewer:     | -  |
| Roof:       | Asphalt Shingle | Condo Fee: | -  |
| Basement:   | Full            | LLD:       | -  |
| Exterior:   | Wood Frame      | Zoning:    | DC |
| Foundation: | Poured Concrete | Utilities: | -  |
| Features:   | Breakfast Bar   |            |    |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

No Condo Fees. The open and spacious living area is thoughtfully designed with mudroom and powder rooms tucked to the side. The unique, U-shaped kitchen includes a breakfast and conversation bar that seats 4. The light-filled great room is ideal for both entertaining and quiet nights at home. Upstairs, enjoy your primary bedroom with a walk-in closet, ensuite and large windows overlooking a private balcony. Bedrooms 2 and 3 also feature large windows. In Carrington, you can enjoy access to amenities including planned schools, parks and future recreational center that will surely complement your lifestyle!