



GRASSROOTS
REALTY GROUP

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228 Carringham Road NW
Calgary, Alberta

MLS # A2347770



\$716,999

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn		

Heating: Central, Fireplace Insert, Forced Air

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Dishwasher, Dryer, washer, electric range, microwave, refrigerator.

Double attached garage and priced to sell! Welcome to your new home in the vibrant and sought-after community of Carrington! This exquisite two-storey residence showcases over \$50,000 in premium upgrades from Mattamy Homes. The expansive living room is perfect for gatherings, while large windows fill the open-concept main floor with natural light. The heart of the home is the gourmet kitchen, featuring full-height cabinets, quartz countertops, a custom railing, and a massive walk-in pantry. Upstairs, you'll find three bedrooms, each designed with comfort in mind. The primary suite is a serene retreat, complete with a luxurious 5pc ensuite featuring a custom tile shower and a dedicated walk-in closet. The central Family Room offers versatile space for a home office, playroom, or media center. This property boasts premium features, including walk-in closets in every bedroom. The main floor includes a dedicated mudroom located directly off the double attached garage. A separate side entrance leads to a spacious unfinished basement, which is already primed for your future development with rough-ins for a washroom, kitchen, and separate laundry. Located with easy access to Stoney Trail and local amenities, this home offers the perfect blend of luxury and utility. Call today to schedule your private viewing!