



GRASSROOTS
REALTY GROUP

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20 Carringham Heights NW
Calgary, Alberta

MLS # A2352075

\$749,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: TV Cabinet in the living room; Small cabinet beside the kitchen

Welcome to 20 Carringham Heights NW, a beautifully upgraded home in the sought-after community of Carrington. The main floor immediately impresses with 9' ceilings, 8' interior doors, upgraded flooring and a bright, modern open-concept layout. The living room is elevated with elegant feature wallpaper and high-quality window coverings, creating a polished and inviting space. The kitchen is a true showpiece, featuring full-height upgraded cabinetry, quartz countertops, a large island, Blanco farmhouse sink, sleek built-in appliances, gas cooktop, Waterdrop water filtration system and abundant storage. A generous walk-in pantry adds exceptional functionality, while convenient walk-through access from the garage directly into the kitchen makes everyday living effortless. Upstairs, the upgraded bathrooms feature quartz countertops, double sinks and stylish tile selections. Additional builder upgrades include an open railing system, soft-close cabinetry, pot lights and a builder-installed separate side entrance with basement bathroom rough-in, offering excellent flexibility for future development. Ideally located in Carrington, one of NW Calgary's growing communities, this home offers quick access to Centre Street and Stoney Trail for easy commuting around the city and convenient access to the airport and major destinations. Enjoy nearby parks, pathways and naturalized green spaces, along with a growing selection of shopping, dining and everyday services in Carrington and the surrounding north Calgary communities. New YYC Thoughtfully designed with a blend of style, functionality and quality upgrades, this move-in-ready home offers modern living in a convenient NW Calgary location.