



GRASSROOTS
REALTY GROUP

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220 Carrington Way NW
Calgary, Alberta

MLS # A2214224



\$650,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,781 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SUNDAY 12-2! Welcome to 220 Carrington Way NW – a beautifully finished semi-detached home in the vibrant and family-friendly community of Carrington! This stylish and spacious home offers the perfect blend of comfort and convenience, ideally located within walking distance to the community shopping plaza and just steps away from a bus stop. With excellent access to Stoney Trail and the airport, and close proximity to schools, this up and coming community provides access to all you need. Step inside to discover an open concept main floor featuring 9-foot ceilings, a generous living room, formal dining area, and a chef-inspired kitchen complete with a large central island, dedicated coffee bar, and a formal pantry for added storage. A private deck is easily accessible through the functional mudroom, which connects to the fully drywalled attached double garage. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a luxurious primary retreat with a walk-in closet and spacious 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room offer excellent functionality for families. The fully finished basement adds even more living space with a large rec room complete with a wet bar, a 3-piece bathroom, and a substantial storage room. Additional highlights include central air conditioning, a new roof and garage door, and a fully finished garage. This move-in-ready home checks all the boxes – don't miss your chance to view it. Book your showing today!