



GRASSROOTS
REALTY GROUP

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**2008 Carrington Boulevard NW
Calgary, Alberta**

MLS # A2222002



\$653,990

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,543 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Separate Side Door Entry and Double Detached Garage

The Cardinal is designed for convenient family living with a stunning, open-concept great room for every momentous occasion in your life. Transform the kitchen into your sanctuary and enjoy a dining area filled with warm sunlight from the great room's large bright windows. Enjoy a versatile flex room, perfect for a main floor office or playroom. On the upper floor you'll find the main bathroom and laundry with bedrooms 2 and 3 down the hall. Relax in your primary bedroom with a walk-in closet and ensuite. This plan includes a 2-bdrm basement legal suite and double-detached garage. Equipped with 8-Solar Panels! This New Construction Home has an estimated completion timeline of September 2025. *Photos & virtual tour are representative.