



**GRASSROOTS**  
REALTY GROUP

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**178 Carrington Close NW**  
**Calgary, Alberta**

**MLS # A2227110**



**\$849,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Like-new and move-in ready, this stunning 2024-built 4+1 bedroom, 3.5-bathroom home in Carrington offers over 2200+ sq. ft. of thoughtfully designed living space, including a fully finished 1-bedroom Legal suite basement with a separate entrance—perfect for rental income or extended family. Enjoy upscale features such as premium quartz countertops throughout, luxury vinyl plank flooring, and a double-attached garage. The main level boasts soaring, 9-ft ceilings throughout, a chef’s kitchen with stainless steel appliances, soft-close cabinetry, a walk-in pantry, and a coffee station, all flowing into the bright living and dining areas. A main-floor den adds flexibility. While going Upstairs you will see the upgraded railing and upstairs features a Centre bonus room, upper laundry, a luxurious primary bedroom with a 5-pc ensuite and walk-through closet, plus three additional bedrooms. The legal suite basement includes a full kitchen, separate laundry, spacious living room, one bedroom, and a full bath. Ideally located near parks, paths, shopping, and Stoney Trail for easy commuting, this is the one you’ve been waiting for!