



GRASSROOTS
REALTY GROUP

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1370 148 Avenue NW
Calgary, Alberta

MLS # A2228538



\$575,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,518 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

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:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to this stunning end-unit townhome located in the highly sought-after and rapidly growing community of Carrington! Offering over 1500 sqft of well-designed living space, this beautiful property features NO Condo fees and a rare double attached garage with convenient back-lane access-providing both security and ease of parking. Step inside and you'll be immediately impressed by the abundance of natural light, creating a warm and inviting atmosphere throughout the main living areas. The heart of the home is the modern kitchen, which showcases elegant white quartz countertops, a stylish tiled backsplash, and white cabinetry offering generous storage. Upstairs, the expansive primary suite offers enough space for a king-size bed, and includes a walk-in closet and a private 4-pc ensuite. Two additional bedrooms are thoughtfully positioned on the opposite end of the floor for enhanced privacy. A large central bonus room is ideal for a family lounge, media area or play area. The unfinished basement provides incredible potential for future developments, be it a home office, gym or guest suite. This property is perfectly positioned near shopping centres, restaurants, schools, public transport or beautiful parks. Fully air-conditioned, ensuring comfort year round specially during hot summer days. Whether you're a first-time homebuyer or investor, or growing family, this home represents outstanding value. Call today to make it yours!!