



GRASSROOTS
REALTY GROUP

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**1849 Carrington Boulevard NW
Calgary, Alberta**

MLS # A2229886



\$535,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,498 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, On Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape		

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, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

****Welcome to this stunning end-unit townhome in the vibrant community of Carrington. Built by the award winning Mattamy Homes, this almost 1500 sqft home offers modern design, upgraded features, and the convenience of no condo fees. With additional windows bringing in abundant natural light, this home is both bright and inviting. **Step inside from your front porch (6'7" x 13'6") to an open-concept main floor featuring LVP flooring and a thoughtfully upgraded kitchen with over \$15K in enhancements. The large kitchen island, quartz countertops, gas stove, and stainless steel appliances make this space perfect for both cooking and entertaining. A cozy front porch welcomes guests, adding to the home's curb appeal. **The second floor offers a versatile bonus room, ideal for a home office, play area, or additional lounge space. The primary suite boasts a 4-piece ensuite and a walk-in closet, creating a private retreat. Two additional bedrooms share a full 4-piece main bath, and the convenient upstairs laundry eliminates the hassle of carrying loads up and down the stairs. **Additional Features & Highlights: End-unit with extra windows for more natural light, Double attached garage (410 sqft) for secure parking & storage, Unfinished (544 sqft) basement – ready for your personal touch, Original owners since December 2023 – immaculately maintained **Located in the desirable Carrington community, this home offers modern finishes, ample space, and the freedom of no condo fees. Don't miss this opportunity—book your showing today!****