



**GRASSROOTS**  
REALTY GROUP

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171 Carringham Road NW  
Calgary, Alberta

MLS # A2235263



**\$615,000**

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,637 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this 1637 sq ft duplex delight! Built in 2023, this home is practically new and is protected under the Alberta New Home Warranty, offering peace of mind. Step inside to an open-concept main floor with luxury vinyl plank flooring and sun-soaked windows that flood every corner with natural light. The spacious kitchen boasts quartz countertops, Samsung stainless steel appliances, and enough counter space to host everything from pancake Sundays to charcuterie Fridays. Upstairs, you'll find three spacious bedrooms, including a primary suite complete with a 4-piece ensuite and space to truly unwind. The undeveloped basement is your blank canvas. But the real showstopper? The large pie-shaped yard. Whether it's a garden, play structure, or the ultimate patio setup, there's room for it all. Top it off with an attached double garage and you've got comfort, style, and practicality wrapped up in one gorgeous package. Trendy yet timeless, low-maintenance yet full of potential.