



GRASSROOTS
REALTY GROUP

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**71 Carrington Road NW
Calgary, Alberta**

MLS # A2237271



\$569,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,675 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

NEW | 3 BEDROOMS + FLEX | 2.5 BATHROOMS | SEPARATE SIDE ENTRANCE | Welcome to this stunning, brand new semi-detached home with Separate side entrance to the basement and 9ft Ceilings on main floor located in the vibrant community of Carrington, NW Calgary situated close to all amenities. As you step inside, you'll be greeted by a bright, open-concept main floor with 9ft Ceiling height , featuring luxury vinyl plank flooring, large triple glazed windows, and a contemporary kitchen with quartz countertops, a spacious peninsula, and upgraded stainless steel appliances. The living and dining areas flow seamlessly together, making it ideal for entertaining and family gatherings. Additionally, there's a versatile bonus/flex room perfect for a home office, family room, or play area. Upstairs, you'll find 3 generous sized bedrooms and two full bathrooms, including a primary suite with a walk-in closet . This home is also equipped with WIRELESS power switches with the potential to control from cell phone. One of the unique features of this home is the separate entrance to the unfinished basement which provides additional potential options for future development. This location is very close to amenities such as grocery store, gas station, cafes, restaurants, ponds and walkways along with easy access to Highway and shopping plazas. Don't miss out on this amazing opportunity to own a new home in one of Calgary's most sought-after NW neighbourhoods!