



**GRASSROOTS**  
REALTY GROUP

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**122 Carrington Way NW**  
**Calgary, Alberta**

**MLS # A2240484**



**\$711,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Stone Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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The Whistler's large, open concept main floor is ideal for simple mornings around the breakfast bar, and relaxing nights spent in front of the electric fireplace. With a walk-in pantry and mudroom just off the garage, clutter always remains out of view. When it's time to get to work, the dedicated den is the ultimate space to focus. The spacious second floor, with four bedrooms and multiple walk-in closets, gives each family member their own space. While the main floor encourages shared family moments, the second floor allows for "me time". Discover a conveniently located laundry room and linen closet across the hall from a full bathroom. Relax in your generously sized primary bedroom, complete with a walk-in closet and an ensuite. A separate side entrance and 9' foundation has been added to your benefit for any future potential basement development plans. Equipped with 8 Solar Panels! 5. \*Photos are representative.