



GRASSROOTS
REALTY GROUP

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177 Carringsby Avenue NW
Calgary, Alberta

MLS # A2241693



\$749,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Low Maintenance		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this nearly new, fully upgraded home in the sought-after community of Carrington NW, offering 2,658 sq ft of thoughtfully designed living space. The main floor features 9-ft ceilings, a bright open-concept layout, a spacious living room with an electric fireplace, and a main floor den. The gourmet kitchen is equipped with extended-height cabinetry, upgraded quartz countertops, a full-height backsplash, gas range, spacious pantry and a large island—ideal for both everyday living and entertaining. Enjoy abundant natural light throughout the home, especially from the south-facing backyard, with large windows and remote-controlled blinds. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite with a dual vanity, soaker tub, and tiled shower, plus a bonus room for added living space. The builder-developed basement offers a separate side entrance, two additional bedrooms, a full bathroom, and a spacious family room. Step outside to a composite deck with gazebo, a professionally landscaped and fully fenced yard, and an oversized double garage that is fully insulated, drywalled, and painted. Additional features include central air conditioning, luxury vinyl plank flooring, and a prime location with quick access to Stoney Trail, schools, parks, and shopping—making this the perfect family home. Don’t miss your chance to own a beautiful home—schedule your private showing today!