



**GRASSROOTS**  
REALTY GROUP

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**232 Carrington View NW**  
**Calgary, Alberta**

**MLS # A2248378**



**\$691,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,103 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Brand new Mattamy Homes Fullerton model—ready for possession September 2025! Offering 2,103 sq ft of thoughtfully designed living space, this home combines contemporary style with functional comfort. The open-concept main level is filled with natural light from oversized windows and features soaring ceilings that create an airy, inviting atmosphere. At the heart of the home, the gorgeous chef’s kitchen showcases quartz countertops, stainless steel appliances, an oversized island with barstool seating, and a walk-in pantry—perfect for keeping dry goods and kitchen essentials neatly organized. A convenient mud room connects the double garage to the home, adding everyday practicality. Upstairs, a bright and open loft area provides flexible space for a home office, reading nook, or media area. The three well-separated bedrooms ensure privacy for all, with each corner of the upper level dedicated to a different room. The primary bedroom is a personal retreat with a deep walk-in closet and a private ensuite bath. Bedrooms 2 and 3 also feature their own walk-in closets, offering abundant storage. These bedrooms share the main 4pc bath with a tub/shower combo. The upstairs laundry room is ideally located near all bedrooms—every homeowner’s dream for convenience. The unfinished basement features a 9-ft foundation and a separate side entry, giving you endless options for future development tailored to your needs. Mattamy includes 8 solar panels on all homes as a standard inclusion! Crafted with quality and attention to detail, this stunning Fullerton model is a perfect blend of style, space, and function—ready to welcome you home in fall 2025!