



GRASSROOTS
REALTY GROUP

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133 Carringford Way NW
Calgary, Alberta

MLS # A2248386



\$675,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Brand new Mattamy Homes Fairview model—estimated completion October 2025! This 1,918 sq ft home offers a perfect balance of style, comfort, and functionality. The open-concept main level features a seamless flow between the kitchen, dining, and living rooms—ideal for both everyday living and entertaining. The L-shaped kitchen is designed with quartz countertops, stainless steel appliances, and a central island breakfast bar, creating a welcoming space for socializing or enjoying casual meals. The living room is anchored by an electric fireplace, adding warmth and a touch of contemporary style. The double attached garage connects directly to the home through a practical mudroom, with a convenient 2-piece bath completing the main floor. Upstairs, plush carpet leads you to three generously sized bedrooms and a bonus family room with vaulted ceilings—a perfect space to relax at the end of the day. The primary bedroom offers a walk-in closet and private ensuite, while bedrooms 2 and 3 are set apart by a shared 4-piece bath for added privacy. The unfinished basement boasts a 9-ft foundation and a separate side entry, giving you flexibility for future development to suit your needs. This home backs onto an alley and comes with privacy fencing along the alley side. As part of Mattamy’s commitment to sustainability, 8 solar panels are included as a standard feature—offering energy efficiency and long-term savings. This thoughtfully designed Fairview model blends modern finishes with practical living spaces—ready to welcome you home in fall 2025!