



GRASSROOTS
REALTY GROUP

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286 Carringvue Way NW
Calgary, Alberta

MLS # A2262522



\$599,900

| | | | |
|-----------|---------------------------------|--------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,563 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Shed

This original owner home shows true pride of ownership! The main floor is bright, open, and decorated in neutral tones. Highlights include a west-facing yard, huge deck, walkout basement leading to a large patio, double detached garage, and a shed. The upgraded stainless steel appliances and two walk-in closets (in two of the three bedrooms) add both style and function. The main level features a spacious living room, dining area, good-sized kitchen with eating bar and access to the west-facing deck, plus a convenient 2pc bath. Upstairs offers three generous bedrooms, a 4pc bath, the primary bedroom offers a 3pc ensuite and walk-in closet. The lower walkout level awaits your future development ideas. Located on a quiet street close to green spaces, bus, shopping, and all amenities. Click the link to view the 3D walkthrough!