

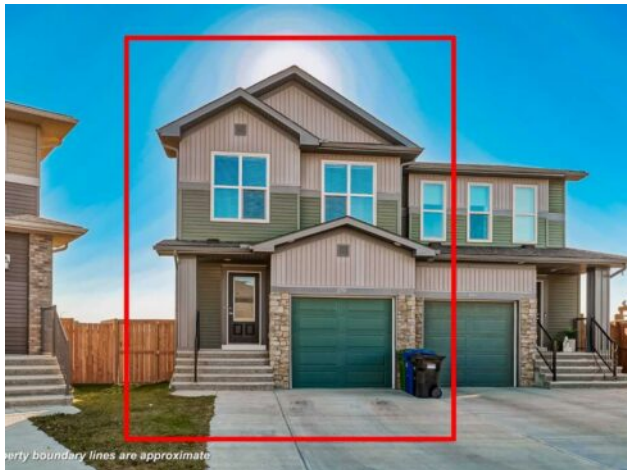


GRASSROOTS
REALTY GROUP

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170 Carringvue Park NW
Calgary, Alberta

MLS # A2264181



\$550,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,496 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

An Unbeatable Opportunity with Unmatched Privacy Don't miss this rare chance to own a beautiful half-duplex in the desirable community of Carrington—a home that offers both an incredible value and a peaceful setting. This property stands out from the rest with its unique pie-shaped lot and the huge bonus of no rear neighbors, ensuring a private, serene backyard oasis. Step inside and be greeted by the home's bright, open-concept floor plan, enhanced by soaring 9-foot ceilings and elegant Luxury Vinyl Plank flooring on the main level. The living room is flooded with natural light, creating a warm and welcoming atmosphere. The thoughtfully designed kitchen is a chef's delight, boasting a full set of stainless steel appliances, beautiful quartz countertops, an eating bar, and soft-closing drawers. It's perfectly positioned to serve the spacious dining area, making it ideal for everyday meals and entertaining. Upstairs, the generous primary bedroom is your private retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms offer large windows and share a 4-piece bathroom, providing comfort and space for family or guests. Plus, the convenience of an upper-level laundry room makes chores a breeze. The full and unfinished basement is a blank canvas, giving you the freedom to create a space that perfectly suits your needs, with rough-in plumbing already in place for a future bathroom. Enjoy year-round comfort with central air conditioning and the added convenience of an insulated attached garage. The true highlight of this home is the expansive, fully fenced southeast-facing backyard, complete with a deck and patio and underground sprinklers. It's a spectacular space for entertaining, gardening, or simply relaxing in complete privacy. Located in a fantastic community with easy access to shopping, parks, and major routes like Stoney

Trail, this home offers everything you need and more. This is not just a house; it's the perfect combination of modern living, privacy, and endless potential. Priced to sell, this exceptional home is a smart investment showing today!