



GRASSROOTS
REALTY GROUP

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601, 14225 1 Street NW
Calgary, Alberta

MLS # A2268061



\$475,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,664 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

Luxurious End-Unit Townhome in Desirable Carrington: A Masterpiece of Modern Living Step into your dream space with this remarkable end-unit townhome, situated in Carrington, one of Calgary's most sought-after and top-selling communities. This property seamlessly blends luxurious living with state-of-the-art design and unparalleled comfort. Mountain Views & Downtown Calgary views! Sophisticated Interior & Design Spanning 1,664 square feet, this home is designed for contemporary family life, featuring four bedrooms (three beautifully appointed on the upper floor) and two-and-a-half sophisticated bathrooms, including a generously proportioned ensuite. Open Concept Living: The home boasts a sleek, fully equipped kitchen ideal for gastronomic ventures, which flows into a spacious open-plan living and dining area—perfect for hosting gatherings or unwinding. Natural Light: A multitude of expansive windows flood the space with natural light, creating a warm and welcoming ambiance you'll be eager to return to. Outdoor Haven: The crown jewel of this home is the expansive balcony, an ideal spot for morning coffees, sunset dinners, or simply soaking in the sun. Unbeatable Location & Convenience The location is a true showstopper, offering the perfect harmony between suburban tranquility and city vibrancy: Accessibility: Perfectly positioned within a whisper of Stoney Trail, providing swift and seamless access to major transportation routes, placing you just 25 minutes from downtown Calgary. Amenities: Proximity to a range of shopping destinations, top-rated schools, and leisure facilities ensures your daily life is hassle-free. Storage & Parking: One of the standout features is the sizable double attached garage, providing secure parking and additional valuable storage space. This breathtaking property, with its cutting-edge design, lavish

features, and prime location, is an undeniable standout. It's more than just a property—it's the home that launches your new journey and lifestyle. Don't let this opportunity slip away. Contact us today to schedule your private tour!