



GRASSROOTS
REALTY GROUP

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**1186 148 Avenue NW
Calgary, Alberta**

MLS # A2269979



\$564,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,530 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None.

Welcome to this SOUTH FRONT FACING NO CONDO FEE END UNIT townhome! Front facing a large green space and a future school. Solar Panels on the roof. Impressive curb appeal and a modern design blends with a highly functional layout boasting 3 beds / 3 baths and over 1500 sq ft of finished living area. This home has also been highly upgraded throughout - raised kitchen cabinets with crown molding, stainless steel appliances, upgraded luxury vinyl plank, quartz countertops, tiled bathroom walls, as well as many additional pot light fixtures. Upon entry the open concept is exemplified with an inviting Kitchen/Dining/Living space on the main floor. The kitchen is equipped with upgraded stainless steel appliances, full height kitchen cabinets, and loads of counter space and storage! There is also a cozy living room, a large pantry closet, a 2 piece bath and double attached garage. Upstairs, the primary bedroom is bright and spacious and has a private 4 piece ensuite with a large walk-in shower. The bonus room provides more privacy for the primary bedroom from the other 2 bedrooms upstairs. There is also a full laundry room and 4 piece bath that completes the upstairs. The lower level is bright and has a 3 piece bathroom rough-in that is perfect for a future bathroom. With quick access to anywhere in Calgary via Stoney Trail and multiple nearby shopping options including Crossiron Mills, the quickly maturing community of Carrington is a great option for the busy family! Book your showing today!