



GRASSROOTS
REALTY GROUP

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1289 Carrington Boulevard NW
Calgary, Alberta

MLS # A2276273



\$569,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Insulated, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Experience comfortable and stylish living in this beautifully built fourplex by award-winning Truman Homes, with over 2,161 sq. ft. of well-planned space and no condo fees. This home offers the perfect balance of quality, function, and value for a growing family. Step inside to enjoy bright 9-foot ceilings, modern LED lighting, and durable wide plank Maestro Oak flooring that is both elegant and family-friendly. The open-concept layout makes everyday living and entertaining easy. The kitchen is designed for busy family life, featuring quartz countertops, full-height cabinetry, under-cabinet lighting, and a stainless steel appliance package with a gas range. It offers plenty of storage and workspace for cooking and gathering together. Upstairs, the primary bedroom provides a peaceful retreat with a boxed ceiling and a spa-inspired ensuite that includes a custom-tiled shower, dual sinks, and quality TRUspace cabinetry. Additional bedrooms offer flexible space for kids, a home office, or guests. Thoughtful upgrades include Kohler fixtures, oversized windows for natural light, smart USB outlets, and quality finishes throughout. The home is built for efficiency and comfort with a high-efficiency furnace, R-50 insulation, and an energy-saving hot water tank. A detached double garage, private outdoor spaces, and professional landscaping complete the package. Conveniently located close to parks, schools, shopping, and major routes, this home is an excellent opportunity for first-time buyers looking for long-term value and a great place to raise a family.