



**GRASSROOTS**  
REALTY GROUP

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**11 Carringham Way NW**  
**Calgary, Alberta**

**MLS # A2277979**



**\$515,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Lo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	(DC)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

**PRICE IMPROVEMENT!** Located in the family-centric community of Carrington, this nearly new and impeccably maintained 3 Bed 3 Bath, air conditioned home, is the one you've been waiting for. Welcome to 11 Carringham Way NW! This unique corner unit features a private side entrance, offering the feel and look of a detached home. Upon entry, the main floor showcases impressive upgrades, including luxury vinyl plank flooring, a custom blind package, and stylish light fixtures. The kitchen is designed for both everyday living and entertaining, featuring a large quartz island, upgraded appliances, and ample cabinetry to meet all your storage needs. The open-concept layout includes a dedicated dining area and a bright front living room, perfect for gatherings. Extra windows throughout this corner unit flood the space with natural light thanks to its desirable west exposure. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and a four-piece ensuite—an ideal space for Mom and Dad as well as a private balcony that benefits from those sunny SW Mountain views. Two additional bedrooms, another four-piece bathroom, and convenient upper-level laundry complete the second floor. The basement is unfinished and ready for your creative vision. Outside, this oversized corner lot offers the option to fence the west and northwest sides, creating a private outdoor space. The insulated double attached garage is a welcome feature during Calgary's cold winter months. Ideally located close to parks, playgrounds, shopping, and schools, with quick access to Stoney Trail and Deerfoot Trail. A future LRT extension and additional commercial development further enhance the long-term value of this fantastic home. Book your private showing today!

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