



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**120 Carringvue Way NW**  
**Calgary, Alberta**

**MLS # A2279083**



**\$535,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	None
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Welcome to this thoughtfully designed and functional 2-storey townhouse in the vibrant NW community of Carrington, offering over 1,800 sq ft of developed living space including a fully finished basement with an additional bedroom and full bathroom, perfect for guests, extended family, or a private home office. The open-concept main floor is bright and inviting, featuring durable luxury vinyl plank flooring and a well-designed layout perfect for everyday living and entertaining. The kitchen is thoughtfully laid out with ample cabinetry, modern tile backsplash, and stainless steel appliances, flowing seamlessly into the dining area for easy hosting. Large windows bring in abundant natural light to the living room, while a convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom offers a walk-in closet and a private ensuite, creating a comfortable retreat. Two additional well-sized bedrooms, a full main bathroom, and upper-level laundry provide excellent functionality for family living. The fully finished basement adds exceptional versatility with a large recreation area, fourth bedroom, and full bathroom, making it perfect for a media room, home office, or guest suite. The backyard is fully landscaped with access to the oversized single car garage accessed from the paved lane. Enjoy outdoor living with a private outdoor space ideal for summer BBQs and relaxation, along with convenient parking options. This home is surrounded by parks, playgrounds, pathways, ponds, and nearby shopping, with quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and the airport. A fantastic opportunity to own a move-in-ready home in one of Calgary's fastest-growing communities.