



**104 Carringford Grove NW
Calgary, Alberta**

MLS # A2280677



\$821,990

Division: Carrington

Type: Residential/House

Style: 2 Storey

Size: 2,915 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.08 Acre

Lot Feat: Corner Lot

Heating: Electric, Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: n/a

The Armstrong is uniquely designed to reimagine livability. Entertain guests in the lively great room. The versatile quartz kitchen features a large walk-in pantry to satisfy all your storage needs and a uniquely shaped flush breakfast bar, perfect for enjoying morning coffee. The main floor includes a separate den or dining space that can be repurposed as a home office. Step out on your own private deck for an evening cocktail or a friendly chat. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and a Bath Oasis ensuite. Enjoy the convenience of in-suite laundry and a linen closet close to the bedrooms. The charming family room is ideal for a quiet night in with the family. A separate side entrance have been added to your benefit for any future potential basement development plans. Mattamy includes 8 solar panels on all homes. This New Construction home is estimated to be completed tentatively in March 2026. Photos are representative.