



**GRASSROOTS**  
REALTY GROUP

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**99 Carringwood Grove NW**  
**Calgary, Alberta**

**MLS # A2280830**



**\$610,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

The Yamnuska was uniquely designed to fill the home with sunlight from brighter windows, shorter hallways, and a charming open concept main floor. This floorplan is a stunner, with a welcoming foyer leading to the great room, a spacious quartz kitchen, and an oversized island that's ideal for entertaining. On the upper floor you'll find the convenient laundry room close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 9' foundation have been added to your benefit for any potential future basement development plans. Mattamy includes 8 solar panels on all homes. This home is estimated to be completed February 2026. \*Photos are representative.