



GRASSROOTS
REALTY GROUP

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

69 Carrington Way NW
Calgary, Alberta

MLS # A2284825



\$724,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.69 Acre		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Frieplaces

Welcome to this beautifully upgraded 3 bedroom, 3.5 bathroom detached home in the desirable community of Carrington. The seller invested over \$100,000 in upgrades, creating a home that truly stands out. This home features 9-foot ceilings on the main and upper floors, extensive pot lighting throughout, upgraded flooring, 8-foot interior doors, and quartz countertops in the kitchen and bathrooms. The chef-inspired kitchen offers full-height cabinetry, premium built-in stainless steel appliances, and an extended layout ideal for entertaining. The living area is highlighted by a full-height stone gas fireplace, modern railings, and an open, elegant design. Upstairs includes a spacious primary suite with a luxurious ensuite and walk-in closets, while secondary bedrooms offer excellent natural light and smart storage. The fully finished basement includes a large recreation room and full bathroom, perfect for guests or additional living space. Additional features include central air conditioning, a water softener system, and a new hot water tank (2025). Enjoy the outdoors with a full rear deck, extended patio space, upgraded exterior elevation, and hail-resistant siding. A move-in-ready home offering exceptional value in NW Calgary.