

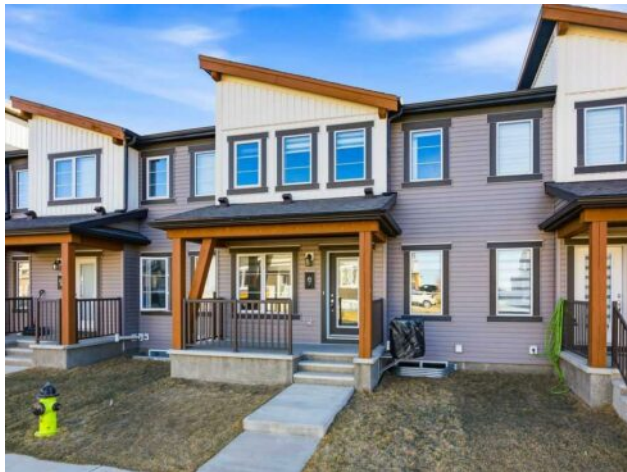


GRASSROOTS
REALTY GROUP

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67 Carringwood Manor NW
Calgary, Alberta

MLS # A2285213



\$479,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: TV Rack/ Air conditioner

NO CONDO FEE Over 1393sqft OF DEVELOPED SPACE TOWNHOME with attached double car garage !!! No homeowners association fees to worry about! Nestled in the dynamic Carrington community, This beautifully designed 3-bedroom, 2.5-bathroom fourplex townhouse that effortlessly combines comfort and elegance. the newer A/C unit is included in this home. The unit opens with an attractive front porch, As you enter, you'll find an open floor plan that seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting ambiance. The kitchen is a chef's dream, featuring stainless appliances, a functional island, and ample counter space for all your culinary needs. Whether hosting guests or enjoying a quiet evening at home, Upstairs, the primary bedroom serves as a luxurious retreat, complete with a 4-piece ensuite bath, a walk-in closet. Step out onto the upper private balcony off the hall way, a perfect spot for enjoying your morning coffee or an evening cocktail. Two additional good size bedrooms on this level provide plenty of space for family or guests, complete with a 4-piece bath. The basement offers 545sqft undeveloped area that waiting for your magic design, Convenience is a priority here, with the laundry conveniently located on the upper level to save you time and effort. The expansive walk-in closet in the primary bedroom offers plenty of storage for all your belongings, The attached double garage is ideally situated to keep your vehicle protected from winter snow and summer heat. Nestled in the sought-after Carrington community, you'll be conveniently close to schools, parks, and essential amenities. Don't miss your chance to call 67 carringwood manor Nw home— You must check this out before it's gone!

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