



GRASSROOTS
REALTY GROUP

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1300 148 Avenue NW
Calgary, Alberta

MLS # A2291324



\$491,990

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

The Brinkley Prairie offers 1,489 in Carrington, priced at \$491,990. The Brinkley's open and spacious living area is thoughtfully designed with mudroom and powder rooms tucked to the side. The unique, U-shaped kitchen includes a breakfast and conversation bar that seats 4. The light-filled great room is ideal for both entertaining and quiet nights at home. Upstairs, enjoy your primary bedroom with a walk-in closet, ensuite and large windows overlooking a private balcony. Bedrooms 2 and 3 also feature large windows. In Southwind's, you can enjoy access to amenities including planned schools, parks and future recreational center that will surely complement your lifestyle!