



**1869 carrington Boulevard NW
Calgary, Alberta**

MLS # A2293090



\$498,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to modern luxury in the heart of Carrington! This stunning Ripley End model by Mattamy Homes offers a premium living experience as a bright and private end-unit, boasting a total of 1,512.83 sq. ft. of meticulously maintained above-grade living space. The open-concept main floor (545.74 sq. ft.) is designed for both elegance and functionality. The gourmet kitchen is a true highlight, featuring upgraded Uptown Grey Quartz countertops, full-height cabinetry, and a high-end Samsung stainless steel appliance package—now with the added versatility of a Gas Line Rough-in already in place. The entire main level is finished with Level 2 Rigidwood Spinnaker LVP flooring, creating a seamless and sophisticated flow. Upstairs, you will find a spacious 967.09 sq. ft. retreat. The Primary suite (194 sq. ft.) offers a private 4pc ensuite, while a generous Family Room (192 sq. ft.) and two additional well-appointed bedrooms provide ample space for work or play. This tech-forward home is future-ready with pre-installed EV charging and Solar conduit rough-ins. The unfinished basement (489.62 sq. ft.) includes a professional 3-piece plumbing rough-in, offering immense potential for future development. Parking is effortless with the 378 sq. ft. double attached garage. Location is everything! This home is ideally situated directly across from a future school site and is within walking distance to Carrington’s vibrant commercial plazas, parks, and green spaces. Don’t miss this rare, turn-key opportunity to own a tech-ready, upgraded gem in one of NW Calgary’s most desirable communities!