



**71 Carringwood Rise NW  
Calgary, Alberta**

**MLS # A2294845**



**\$753,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks, Street Lighting		

<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* The Lawson welcomes you home - from its front porch into an open luxury vinyl plank main floor where the kitchen, dining, and great room with a fireplace flow seamlessly together. The kitchen is bright with full height cabinetry, stainless chimney hood fan and a large kitchen island. The large walk-in pantry and mudroom will keep your family organized, while a main floor bedroom and washroom give family and guests dedicated privacy. Upstairs, four bedrooms are arranged to offer privacy and flexibility for larger households. A centrally located laundry room enhances everyday convenience. The primary bedroom features a spacious walk-in, walk-through closet to the private ensuite with dual sinks, water closet and glass shower enclosure, completing this thoughtfully designed family home. Mattamy includes 8 solar panels on all homes as a standard inclusion! \*Renderings are representative - exterior colours may vary.