



**39 Carringwood Rise NW  
Calgary, Alberta**

**MLS # A2298743**



**\$841,990**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Carrington                                  |               |                  |
| <b>Type:</b>     | Residential/House                           |               |                  |
| <b>Style:</b>    | 2 Storey                                    |               |                  |
| <b>Size:</b>     | 2,864 sq.ft.                                | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, On Street |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot                     |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |                   |     |

**Inclusions:** Builders Appliance Package

The Armstrong is a large single-family detached home at 2,864 sq ft, four bedrooms upstairs and 2 and a half bathrooms. This gorgeous split-level home features a large bonus room between the main and second floor, with 14-foot ceilings and big bright windows. All other ceilings are 9 feet, including the basement. On the main floor, you will find a convenient enclosed office space, a walk-in pantry, and a gas fireplace in the living room. The open-concept design allows for a beautiful and natural flow between the entryway, kitchen, dining room and living room. The primary bedroom on the second floor features a beautiful ensuite with a bath oasis and glass shower enclosure. Other features in this home include quartz countertops throughout, upgraded railing, as well as pot lights and 8-foot doors on the main floor. This home has a separate side door entry for any future basement developments.