



GRASSROOTS
REALTY GROUP

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**22 Carrington Crescent NW
Calgary, Alberta**

MLS # A2304863



\$638,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Door bell camera, Digital Thermostat, TV Wall mounts, Wall mounted shelves, Garage Shelving

Welcome to this beautifully maintained two-storey home in the sought-after community of Carrington, offering 1,716 sq ft of thoughtfully designed living space plus an unfinished basement ready for your future plans. Built in 2020 and featuring a brand new roof completed in 2025, this move-in ready property combines modern comfort, functional design, and exceptional value in a family-friendly neighbourhood. Step inside to a bright and inviting main floor where large windows fill the home with natural light and durable vinyl plank flooring adds both style and practicality. The open-concept layout is ideal for everyday living and entertaining, centred around a spacious kitchen complete with stainless steel appliances, a large island, ample cabinetry, and plenty of prep space. The adjoining dining and living areas create a seamless flow, while the cozy gas fireplace adds warmth and charm to the heart of the home. Upstairs, you’ll appreciate the smart and spacious layout featuring a versatile bonus room perfect for a media area, playroom, or home office. The convenient upper-floor laundry room adds everyday ease, while the generous primary suite offers a walk-in closet and private ensuite with double vanity. Additional bedrooms provide excellent space for family, guests, or work-from-home flexibility. The unfinished basement presents endless possibilities to customize additional living space, a gym, recreation room, or extra bedrooms to suit your needs. Outside, the fully fenced backyard offers room to relax, play, or entertain, while the double attached garage provides secure parking and extra storage. Located close to parks, playgrounds, and everyday amenities, this is an excellent opportunity to own a stylish starter home in one of northwest Calgary’s growing communities. Thoughtfully designed, well cared for, and ready for its next chapter this Carrington

home is one you won't want to miss.