



GRASSROOTS
REALTY GROUP

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62 Carringham Way NW
Calgary, Alberta

MLS # A2134755



\$599,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,795 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Ev Wall Plug In Gargae

Welcome to this upgraded FREEHOLD END UNIT Townhouse nestled in the desirable neighbourhood of Carrington, offering the coveted feature of being attached on just one side. Boasting 3 bedrooms and 2.5 baths, this home comes complete with a Front Attached Garage. Upon entering, you'll be greeted by an inviting open concept layout. The main level showcases a spacious dining area and a large family room complemented by an oversized kitchen featuring Quartz Countertops, an undermount sink, and upgraded stainless steel appliances. Moving to the second level, you'll find a generously proportioned hallway leading to 3 bedrooms, each reflecting true pride of ownership. During the warmer months, you will receive the opportunity to retreat to your backyard and potentially construct a patio, ideal for outdoor entertaining. The large basement, boasting ample natural light through its larger windows, presents further opportunities for customization. If you do own or looking to get in an EV vehicle, rest assured that the electrical work for an EV Charger has been completed in the garage. Conveniently situated in a central location, this home grants easy access to major grocery stores, malls, restaurants, as well as recreational amenities like the skate park and playgrounds. Don't miss out on the chance to make this exceptional property your own. Schedule your showing today.