



**GRASSROOTS**  
REALTY GROUP

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**252 Carringsby Landing NW  
Calgary, Alberta**

**MLS # A2140525**



**\$939,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,450 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Tray Ceiling(s)		

**Inclusions:** N/A

TRUMAN built home nestled in the established community of Carrington South, with access to Stoney Trail, nearby Playgrounds, Pathways, and Shopping. Step inside this 3 Bedroom Open Concept plan featuring a Bright Chef's Kitchen with Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Black Stainless Steel Appliance package, opening to the Dining area and Great Room. The Main Floor features Gas Fireplace in the Great Room with complimentary Tile Surround, Walk through Pantry, Quartz Built in Desk, High Ceilings, LVP Flooring, Den, 2-piece Bathroom, and Mudroom with Bench. Step upstairs to the Primary Suite with highlights such as a Tray Ceiling, 5 piece ensuite with Freestanding Soaker Tub, Tile Shower, Tray Ceiling and Walk in Closet. The Upper Floor features a Bonus Room with Tray Ceiling, two additional Bedrooms, 4 piece Bathroom, and Laundry area.. The unfinished Basement awaits your personal touch. This bright and airy TRUMAN home is ready for immediate possession!