



**25 Carringham Heights NW
Calgary, Alberta**

MLS # A2142198



\$999,999

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	2022 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	Refrigerator, Range hood, Wall Microwave, garage shelving		

BRAND-NEW LEGAL SUITE! Great location in the sought after NW community of Carrington. A Mattamy built home with a **BRAND-NEW LEGAL SUITE** this 6-bedroom home has many great upgrades. Walking into the bright home on the main floor is a gorgeous modern kitchen with upgraded Samsung appliances; wall oven/ wall convection microwave, French door Refrigerator, Chefs Hood Fan, quartz counter tops, plenty of counter space with a large prep or eat at island, Ceiling-High Kitchen Cabinets. Open to the family room and leading off to the back yard through glass sliding doors. A powder room on the main floor for your guests. On the upper level are 4 bedrooms and 2 full bathrooms. The primary bedroom with a walk-in closet is open and airy leading to the spa like ensuite. An inviting soaking tub matched with an extra-large shower and dual sinks with quartz countertop. Three additional bedrooms one with a vaulted ceiling and built in shelves, 5-piece bathroom and laundry room. Lots of room for the whole family. The Brand-new **LEGAL SUITE** with separate entrance with private entrance with a new concrete sidewalk, this suite has never been occupied. Finished with a modern flare 2 bedrooms, 4-piece bath. The kitchen boasts white cabinets and quartz counters, new appliances, storage and laundry with a new stacked Washer/Dryer. The established back yard with white vinyl fence, concrete patio with pergola, concrete pad for a shed. A raised flower bed for your vegetable garden or a floral enthusiast. Double attached garage has high ceilings and is insulated and drywalled with built in shelving, EV charger is roughed in. A tremendous opportunity to move into this nearly new home and rent out the **LEGAL 2 BEDROOM SUITE**. Walk to restaurants, playground and amenities.