



**270 Carringham Road NW
Calgary, Alberta**

MLS # A2145362



\$899,000

Division:	Carrington		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,940 sq.ft.	Age:	2022 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bathroom Rough-in

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: No

Welcome to this exceptional property with charming curb appeal in desirable community Carrington. This stunning residence offers a rare opportunity to embrace elevated living for those seeking convenience, tranquility and natural beauty in city! Minutes away from playground, parks, shopping and many more other amenities. Stepping in through private and beautiful front porch, you will discover a light-filled living space adorned with elegant finishes and an open-concept layout designed for modern living. High ceilings and large windows bathe the interiors in natural light, creating a warm and inviting ambiance throughout. Main floor features a warm greeting foyer, bright living room, massive dining area, a brick faced fireplace. A chef's dream kitchen equipped with top-of-the-line stainless steel appliances, gas cooktop, granite countertops, ample cabinetry, and a dramatic fan-shaped island, perfect for culinary adventures and casual dining alike. Before moving away from the main level, you will notice that there is a private bedroom equipped with a 3-pc private ensuite in this floor, what a convenience! On the way up to the upper floor, you will be greeted by a huge high-ceiling family room, with large south-facing windows, perfect for family gatherings and group entertainment. The upper level presents four spacious bedrooms. The master boasts a large walk-in closet and a private 5-piece ensuite with dual-sink vanity. Another three good sized bedrooms each has its own spacious closet and share a full bathroom with double sink/vanity. A laundry room with large storage space on this floor makes cleaning chores easier. Going down, you will find a spacious basement with a side entrance is waiting for your innovative design and development, with already constructed rough-ins for bathroom and laundry facility. This property is in a perfect location: just a few minutes

away from Stoney Trail, Deerfoot trail, commercial developments, Crossiron Mills, and Calgary International Airport. Now it's your opportunity to grab this amazing property!