



**245 Carringham Way NW
Calgary, Alberta**

MLS # A2146961



\$777,888

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 245 Carringham Way NE, a stunning 2-storey detached home located in the desirable community of Carrington, Calgary. This beautiful house offers 3 spacious bedrooms and 2.5 bathrooms across 1,904.88 sq ft of thoughtfully designed living space. Upon entering, you are greeted by a welcoming foyer leading to an open floor plan featuring a large living room with an electric fireplace, perfect for family gatherings. The modern kitchen boasts granite countertops, an electric stove, and a pantry, seamlessly flowing into the dining area, making entertaining a breeze. A mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary bedroom is a true retreat with a walk-in closet and a luxurious 5-piece ensuite bath. Two additional generously sized bedrooms, a 4-piece bathroom, a cozy family room, and an upper-level laundry room add to the functionality of this home. The unfinished basement offers endless possibilities for customization to suit your needs. Additional features include a double attached garage, a front porch, and a spacious backyard. Located in a family-friendly neighborhood with easy access to amenities, parks, and schools, this home is perfect for those looking for a blend of comfort and convenience. Don't miss out on the opportunity to make this house your new home!