



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34 Carrington Way NW
Calgary, Alberta

MLS # A2157809



\$709,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Interior Lot, Level, Street Lighting, Rectangular Lot		

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

Inclusions: N/A

The Yamnuska offers 1674 sq. ft in the Carrington community in Calgary, priced at \$709,990. This 2 Car Garage Detached Home features Design Studio finishes like quartz countertops and luxury vinyl plank flooring. Upstairs, the primary bedroom has a walk-in closet, and a stunning spa-inspired Ensuite Oasis. Down the hall from bedrooms 2 and 3, find the main bath and a laundry room off the loft for ultra-convenient living. Enjoy access to amenities including the community commercial area with a grocery store, close to CrossIron Mills shopping center, and 15 minutes to the airport. Enjoy the playgrounds and skatepark, or wind down with walks around the pond and greenspaces.