



**227 Carringham Road NW
Calgary, Alberta**

MLS # A2167099



\$978,000

Division:	Carrington		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,955 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: None

Presenting 227 Carringham Road NW, a showcase of modern design and functional sophistication and looks like a NEW. This impressive 4-level split residence offers a refined blend of style, comfort, and practicality. The intelligently designed layout caters to the needs of growing families, featuring a grand foyer, sophisticated living area with electric fireplace, expansive kitchen island, and private office. The sleek kitchen boasts ample cabinetry and premium stainless steel appliances, a spacious walk-in pantry. Upstairs, a spacious bonus room with soaring ceilings and electric fireplace provides an idyllic setting for relaxation or entertainment. Four generously sized bedrooms, including a luxurious master suite with walk-in closet and ensuite, are paired with a conveniently located laundry room and 4-piece bathroom. Unfinished basement has separate entrance easy for future develop and access. Over \$110K value upgrades includes kitchen, bathroom, railing and auto blinds etc. Residents benefit from seamless access to Carrington shopping Plaza(existing stores include No Frills grocery store, AllTime Fitness, McDonald's and Shell gas) , playgrounds, and Stoney Trail highway.