



**202 Carrington Circle NW  
Calgary, Alberta**

**MLS # A2177517**



**\$795,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,435 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Norquay has 3 bedrooms upstairs, each with a walk-in closet and a loft space that will leave you with lots of room for your growing family. The primary bedroom comes with a bath oasis ensuite, which includes a separate shower and bathtub, quartz countertops, tiled flooring and an enclosed space for the toilet. This 2-car garage, single-family detached home has 9' main floor ceilings and luxury vinyl plank flooring throughout the main floor. The living room has an electric fireplace and opens to the kitchen, which features quartz counters and several pot lights. From the garage you will enter into a good-sized mudroom with a walk-in pantry off of it. There is also an office space on the main floor for those who work from home with close proximity to the kitchen and living areas. This home is equipped with a side door and a 3-piece bathroom rough-in for any future basement suite developments with City approval.. This home is being built in an already established part of Carrington. With Samsung stainless steel kitchen appliances already included, this home is will be ready for possession this Winter - allowing you just enough time to purchase, pack and move in! Enjoy close access to the community's very own commercial area. Featuring a grocery anchor store and new stores added regularly! With just a 10-minute drive to Cross Iron Mills Shopping Mall or a 15-minute drive to the airport, you can't find a better place to call home. Don't forget about the playgrounds and skatepark, or winding down with a nice walk around the pond and greenspaces.