



**GRASSROOTS**  
REALTY GROUP

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**24 Carrington Rise NW**  
**Calgary, Alberta**

**MLS # A2198908**



**\$799,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<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>	Finished, Full	<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>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Huge Price Reduction !!! Nestled on a tranquil street in the highly sought-after community of Carrington, this charming home welcomes you with a lovely front porch leading into a bright, spacious, open-concept main floor. The seamless flow between the living area, dining space, and gourmet kitchen creates the perfect setting for entertaining guests or enjoying family evenings. The heart of the home features a large quartz island, ample cabinetry, and a spacious walk-in pantry. The sunny, south-facing family room and bright kitchen/dining area are flooded with natural light, making it the perfect spot to bask in the morning sun while enjoying your coffee. Upstairs, you'll find a generous bonus room with large windows—ideal for a home office, cozy movie theater, or play area. The master bedroom serves as a peaceful retreat, complete with a large walk-in closet and an ensuite bath featuring a stand alone tub and a wide standing shower. Two additional well-sized bedrooms and a second full bathroom, both filled with natural light, ensure comfort for the entire family. The partially finished basement offers additional space for entertainment and leisure activities. Plus, all furniture is included in the sale price, making this home move-in ready! Located just minutes from Carrington Plaza, which offers convenient shopping at stores like No Frills, All-time Fitness, and Shell gas station, this prime location also provides easy access to a children's playground, Stoney Trail, the future C-Train Green Line, and numerous other amenities. Call your favorite Realtor today to schedule a showing!