



**GRASSROOTS**  
REALTY GROUP

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**226 Carrington Circle NW**  
**Calgary, Alberta**

**MLS # A2203313**



**\$739,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*\*\* Back on Market due to Financing \*\*\*Built in 2019, this beautifully updated detached home offers over 2,300 sq ft of developed living space. The house has 3 bedrooms, 2.5 baths above grade, plus a finished basement with a rec room, office, and full bath. Recent upgrades include a new roof, siding, gutters, and fascia (2024 &ndash; after hail storm), and 10.1 kWh solar system (costing 28k - will be paid off, annual production of 9,400 kwh, zero maintenance and over 23 years warranty left). Enjoy a spacious yard on a deeper lot, deck, patio, shed, and energy-saving features like triple-pane windows and whole-house energy monitoring. Includes smart switches, ceiling fans, 240V EV charger, and upgrade ready to 200-amp service. Located near Stoney Trail and shops, parks and schools, with a structural warranty until 2029.