



**GRASSROOTS**  
REALTY GROUP

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

**177 Carrington Crescent NW  
Calgary, Alberta**

**MLS # A2204473**



**\$719,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,812 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Soaking Tub		

**Inclusions:** 2 mounted tv brackets

Don't miss this gorgeous home with walkout basement that backs onto the ponds. This home has a double attached garage, 3 bedrooms up. The master bedroom is spacious with a large 5 piece ensuite. The ensuite has dual vanities, tile shower and soaker tub. Upstairs you will also find a bonus room and balcony overlooking the street perfect for a morning coffee. The home also has a deck overlooking overlooking the pond. The kitchen is stylish with lovely blue cabinets, lots of counter space and perfect for hosting friends and family. Book your showing today.