



**179 Carringham Road NW  
Calgary, Alberta**

**MLS # A2209704**



**\$619,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** none

NO CONDO FEES|Over \$10,000 Upgrades|Double Attached Garage| Welcome to your new home at 179 Carringham Road NW by Mattamy Homes. This bright and spacious 3 beds+ 2.5 baths Semi-detached complete with a low-maintenance and fenced backyard, a double attached garage, and over 1700 sqft living space, is a MUST SEE! Over \$10,000 Upgrades include light fixtures, concrete patio, blinds throughout the home, fence, etc. Step into the home you'll be greeted by a beautiful entry that leads you into the open-concept living area. The bright living room seamlessly flows into the roomy dining area and kitchen. You'll appreciate the upgraded vinyl floors creating a modern and inviting atmosphere. Conveniently located on the main floor, you'll find a powder room, additional closet and storage shelf, entrance to your double attached garage, and garden door to your concrete patio and fenced rear yard. Heading upstairs, The master bedroom features a 4 pc ensuite bathroom and a walk-in closet, providing a private retreat. Another 4 pc bathroom serves the other two good-sized bedrooms. The convenience of laundry on the same level completes the upper floor. The basement offers flexibility and potential additional living space for future development. Situated in a desirable location, this home offers a convenient and vibrant lifestyle. Close to green spaces, walking paths, schools, and public transit, and it is a short drive to all major amenities. Enjoy relaxing walks in the beautiful park and pond close by. Walking distance to the plaza with restaurants, grocery stores, gym, medical, pharmacy, dentist, and many convenient merchants to enjoy. Quick and easy access to Stoney Trail and 15 minutes from the Calgary airport. A large skatepark is also only within walking distance! Book a private showing today and step into the lifestyle you deserve!