

257 Carrington Way NW  
Calgary, Alberta

MLS # A2200262



**\$789,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Carrington             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,243 sq.ft.           | <b>Age:</b>   | 2021 (4 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> | Rectangular Lot        |               |                  |

|                    |                               |                   |     |
|--------------------|-------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Concrete                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Open Floorplan |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | n/a |
|--------------------|-----|

An Immaculate condition 2,243 sq.ft 2-storey single family detached home sitting on a large 44' W Lot in beautiful Carrington NW. The main floor and upper floor both has 9' ceiling, neutral colours, a beautiful upgraded gourmet kitchen with quartz countertops and a massive island. It also come with a nice size office area with huge windows! Gorgeous luxury vinyl flooring flows throughout the main floor. The second floor features a master bedroom with attached 5 piece upgraded ensuite featuring quarts countertops, free standing tub, shower with a bench and a walk-in closet. The house also has 2 more bedrooms, a full bathroom with quartz countertops, laundry room and a big bonus room. Basement is unfinished and has a bathroom rough-in. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!