

51 Carringham Way NW
Calgary, Alberta

MLS # A2205365



\$738,800

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	none		

Welcome to your new home at 51 Carringham Way by Mattamy Homes. This bright and spacious 3 beds+ 2.5 baths house with tons of natural light complete with double garage and over 2100 sqft living space, is a MUST SEE! Step into an open floor plan adorned with a 9' ceiling, and luxury vinyl plank flooring throughout the kitchen and living room. Every detail has been thoughtfully chosen to enhance your comfort and style. The living area features an electric fireplace(upgraded) to enhance the ambiance of this home and large windows overlooking the fenced backyard allowing natural light to pour through the rooms all day. The contemporary kitchen is a chef's delight, featuring upgraded stainless steel appliances, Ceiling-High kitchen cabinets, Quartz Countertops, soft-close drawers, etc. UPGRADED railings to the upper level, you will find the spacious master suite boasts large walk-in closets. The private 4-piece ensuite is complete with a lovely soaking tub. Two more spacious bedrooms with their walk-in closets, share a 5-piece bathroom. A versatile family room(can be changed into the 4th bedroom), and the convenience of laundry on the same level complete the upper floor. UPGRADED side entrance to the basement, complete with a 3-piece rough-in with 9 ft high ceilings that offers flexibility and potential additional living space for future basement development. This home is close to green spaces, walking paths, schools, public transit, and 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 walking distance away to enjoy! Book a private showing today and step into the

lifestyle you deserve!