

61 Carrington Rise NW
Calgary, Alberta

MLS # A2218035



\$525,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Aluminum Siding , Brick

Foundation: Poured Concrete

Features: Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Welcome to your new home, built by Mattamy. This 3-bedroom, 2.5 bathroom home with No Condo fee is situated in a friendly family community. Open concept kitchen and living room with lots of natural light. The living room has a flat panel TV ready wall prepared by the builder, and a double detached garage with an entrance to the house. Main floor offers a 2 pc bathroom and the mudroom. The second floor offers 3 bedrooms and a bonus room with lots of space for an office or reading area with a walkout to a balcony to enjoy. The prime bedroom has a walk-in closet and 4 pc ensuite. The laundry room is on the second floor. The basement has a rough-in 3 pc bathroom and an optional second laundry location. There is a lot of space in the basement ready to be finished with your personal touch. There is a structural defect warranty until April 29, 2029. Easy access to major routes, Stony Trail & Deerfoot, making commuting to the city, the mountains, and stores very convenient.