

# \$635,000 - 179 Carringham Road Nw, Calgary

MLS® #A2188466

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,768 sqft  
Residential on 0.05 Acres

Carrington, Calgary, Alberta

Welcome to your new home at 179 Carringham Road NW by Mattamy Homes. This bright and spacious 3 beds+ 2.5 baths Semi-detached (NO CONDO FEES) 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!

Built in 2022

### **Essential Information**

MLS® #	A2188466
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,768
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	179 Carringham Road Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1V3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard, Lighting, Private Yard, Storage
Lot Description	Back Yard, Low Maintenance Landscape, Paved, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 20th, 2025
Days on Market	74
Zoning	R-G

## Listing Details

Listing Office	Homecare Realty Ltd.
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