



# 33 Carringham Gate Calgary Alberta

\$465,000

INTRODUCING CARRINGTON SQUARE IN BEAUTIFUL NORTHWEST CALGARY--Built by Cedarglen Living, winner of the CustomerInsight Builder of Choice Award for five consecutive years! This brand-new "K" unit boasts numerous upgrades throughout. Step into this thoughtfully designed 1,067.74 RMS sq.ft. (1,156 sq.ft. builder size) home, featuring 2 bed + 2 bath, and an open layout with 9' knockdown ceilings. The unit includes LVP flooring throughout, even in the bedrooms, living, and dining areas. Other highlights include Low E triple-glazed windows, electric baseboard heating, a BBQ gas line on the patio, a Fresh Air System (ERV), and air conditioning. The kitchen is expansive and showcases upgraded engineered stone countertops with a waterfall edge on the peninsula, full-height cabinetry with soft-close hinges, a Euro cargo recycle center, and a built-in stainless steel appliance package. Overlooking the island is a spacious living and dining area, complete with an included electric fireplace--perfect for entertaining. As a CORNER UNIT with SE exposure, the home is filled with natural sunlight, which you can enjoy from the private patio. The primary bedroom features a pocket door leading to a modern 4-piece ensuite and walk in closet, with full-height tile in both the ensuite and main bathrooms. A second bedroom, with a walk-in closet and a 4-piece bathroom, is located on the opposite side of the unit for added privacy and noise reduction. The upgraded stacked laundry is conveniently situated and is a must-see. Additional notable upgrades in this unit include upgraded toilets, a black ancillary package, plumbing fixtures, and upgraded dishwasher and refrigerator. This home comes with one titled underground parking stall (#81) and two side-by-side storage lockers (separate from the unit). The location is fantastic--right across from the new No Frills grocery store and shopping ce...

Primary Bedroom 14.58 Ft x 11.92 Ft  
 4pc Bathroom 8.75 Ft x 8.25 Ft  
 Bedroom 13.92 Ft x 12.17 Ft  
 Living room 18.83 Ft x 13.08 Ft  
 Kitchen 14.83 Ft x 7.33 Ft  
 4pc Bathroom 8.17 Ft x 5.50 Ft

Dining room 14.83 Ft x 7.42 Ft  
 Laundry room 7.83 Ft x 6.75 Ft  
 Other 8.25 Ft x 4.25 Ft  
 Other 9.75 Ft x 6.58 Ft  
 Foyer 9.67 Ft x 5.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca