



## 227 Carringham Road Calgary Alberta

\$978,000

Presenting 227 Carringham Road NW, a showcase of modern design and functional sophistication and looks like a NEW. This impressive 4-level split residence offers a refined blend of style, comfort, and practicality. The intelligently designed layout caters to the needs of growing families, featuring a grand foyer, sophisticated living area with electric fireplace, expansive kitchen island, and private office. The sleek kitchen boasts ample cabinetry and premium stainless steel appliances, a spacious walk-in pantry. Upstairs, a spacious bonus room with soaring ceilings and electric fireplace provides an idyllic setting for relaxation or entertainment. Four generously sized bedrooms, including a luxurious master suite with walk-in closet and ensuite, are paired with a conveniently located laundry room and 4-piece bathroom. Unfinished basement has separate entrance easy for future develop and access. Over \$110K value upgrades includes kitchen, bathroom, railing and auto blinds etc. Residents benefit from seamless access to Carrington shopping Plaza (existing stores include No Frills grocery store, AllTime Fitness, McDonald's and Shell gas), playgrounds, and Stoney Trail highway. (id:6769)

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 10.50 Ft x 11.33 Ft

Bedroom 16.42 Ft x 11.00 Ft

Bedroom 12.00 Ft x 11.83 Ft

Primary Bedroom 15.75 Ft x 18.33 Ft

Family room 19.92 Ft x 12.83 Ft

2pc Bathroom Measurements not available

Dining room 22.67 Ft x 11.00 Ft

Kitchen 13.08 Ft x 12.42 Ft

Living room 14.00 Ft x 17.33 Ft

Office 8.83 Ft x 9.67 Ft

Foyer 9.08 Ft x 15.08 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca