

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	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
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		

OPEN HOUSE MAY 10 FROM 2-4. 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. Double detached garage with entrance to the house. 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.