

286 Carringvue Way NW
Calgary, Alberta

MLS # A2262522

\$599,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,563 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed

This original owner home shows true pride of ownership! The main floor is bright, open, and decorated in neutral tones. Highlights include a west-facing yard, huge deck, walkout basement leading to a large patio, double detached garage, and a shed. The upgraded stainless steel appliances and two walk-in closets (in two of the three bedrooms) add both style and function. The main level features a spacious living room, dining area, good-sized kitchen with eating bar and access to the west-facing deck, plus a convenient 2pc bath. Upstairs offers three generous bedrooms, a 4pc bath, the primary bedroom offers a 3pc ensuite and walk-in closet. The lower walkout level awaits your future development ideas. Located on a quiet street close to green spaces, bus, shopping, and all amenities. Click the link to view the 3D walkthrough!