

# \$707,000 - 254 Carringham Road Nw, Calgary

MLS® #A2258149

**\$707,000**

3 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Welcome to your dream home in the beautiful community of Carrington! sitting on the premium wider lot (47.5 ft frontage) located next to a lush, established park featuring a beautiful gazebo and a ping pong table, offering green space and recreational facilities for your family, This stunning Mattamy-built residence offers 3 bedrooms and 2.5 bathrooms across 2,109.8 square feet of elegant living space with Comfort Year-Round: Central A/C, perfectly situated on a rare and huge front lot nestled beside the park. A beautiful vinyl fence and professional landscaping save you more time and money than moving to a new home.

The main floor welcomes you with a convenient walkthrough pantry and garage entry, designed to keep your daily routine efficient and organized. The kitchen is a true highlight, featuring exquisite quartz countertops paired with modern cabinetry. The inviting living room, centered around a cozy fireplace, provides ample space for family gatherings and memorable evenings.

Upstairs, youâ€™ll find a spacious master retreat ideal for relaxation, complete with a luxurious ensuite bathroom and a convenient walk-in closet. Two additional well-appointed bedrooms offer plenty of room for family or guests. The upper floor also includes a large laundry room, a second full bathroom, and a



bright bonus room filled with natural light.

The lower level presents incredible potential for future basement development, allowing you to customize the space to your needs. Outside, enjoy summer cookouts with the convenience of a BBQ gas line on the patio.

This home is ideally located just steps from beautiful green spaces featuring exercise amenities like a Ping-Pong tableâ€”perfect for active family fun. Nearby, Carrington Plaza provides everyday conveniences including a No Frills grocery store and Shell gas station. Commuting is easy with a bus station conveniently close by.

Recently replaced siding and Eavestroughs, roofing replacement been booked and will be finished before possession. We invite you to explore all that this exceptional home and community have to offer.

Built in 2021

**Essential Information**

MLS® #	A2258149
Price	\$707,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,110
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	254 Carringham Road Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1V2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Playground
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	14
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Skyrock

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