

39 Carringwood Rise NW
Calgary, Alberta

MLS # A2298743



\$841,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,864 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

The Armstrong is a large single-family detached home at 2,864 sq ft, four bedrooms upstairs and 2 and a half bathrooms. This gorgeous split-level home features a large bonus room between the main and second floor, with 14-foot ceilings and big bright windows. All other ceilings are 9 feet, including the basement. On the main floor, you will find a convenient enclosed office space, a walk-in pantry, and a gas fireplace in the living room. The open-concept design allows for a beautiful and natural flow between the entryway, kitchen, dining room and living room. The primary bedroom on the second floor features a beautiful ensuite with a bath oasis and glass shower enclosure. Other features in this home include quartz countertops throughout, upgraded railing, as well as pot lights and 8-foot doors on the main floor. This home has a separate side door entry for any future basement developments.