

**39 Carringwood Rise NW  
Calgary, Alberta**

**MLS # A2298743**



**\$841,990**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.