

226 Carrington Circle NW
Calgary, Alberta

MLS # A2203313



\$759,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully updated Single-family detached home, built in 2019, offering over 2300 square feet of living space, with 3 spacious bedrooms and 2.5 baths above ground, along with a generous Rec room / Gaming room , office space and a full bath in the basement. This inviting home is perfect for both family living and entertaining, and with a structural warranty in place until 2029, you can enjoy peace of mind for years to come. Recent exterior upgrades include a brand-new roof installed in 2024 following a hailstorm, along with new vinyl siding, gutters, and fascia, ensuring durability and security. The property also boasts a 10.1 kWh solar system, which generates more energy than the house consumes (annual production of 9,400 kWh) — helping you save on energy costs and reduce your carbon footprint. Plus, a whole-house energy monitoring system allows you to track energy usage in real time, optimizing efficiency and maximizing savings. Enjoy the outdoors with a lovely deck, and a convenient shed for additional storage. Built on a rectangular lot, this home provides a generous yard area, perfect for outdoor activities, gardening, or simply relaxing in the sun. Convenience is key with this home—located with easy access to Stoney Trail, and just a short walk to a commercial plaza with shops, restaurants, and services. Inside, you’ll find modern amenities such as four ceiling fans and smart switches throughout the house, adding both comfort and convenience. Plus, the garage is equipped with a 240V outlet for convenient EV charging, making it perfect for electric vehicle owners. This home combines practical updates with sustainable living, making it an excellent choice for those seeking a move-in-ready property with energy efficiency and long-term value. Don’t miss out on the chance to make this charming

home yours!