# \$749,000 - 226 Carrington Circle Nw, Calgary

MLS® #A2203313

## \$749,000

3 Bedroom, 4.00 Bathroom, 1,705 sqft Residential on 0.08 Acres

Carrington, Calgary, Alberta

\*\*\* Back on Market due to Financing \*\*\*
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.

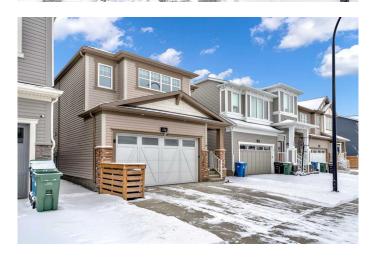
Recent exterior upgrades include a brand-new roof installed in 2024 following a hailstorm, along with new vinyl siding, gutters, and fascia, ensuring durability and security. The property also boasts a 10.1 kWh solar system (annual production 9400 KWh) worth \$28000, which generates more energy than the house consumes 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 homeâ€"located







with easy access to Stoney Trail, and just a short walk to a commercial plaza with shops, restaurants, and services. Inside, you'II 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. For those planning future expansions, the home is equipped with 200-amp wiring to the main meter, providing ample electrical capacity for a hot tub or additional appliances.

Inside, the home features energy-efficient 3-pane windows that provide excellent insulation. These windows help keep your home comfortable year-round by reducing heat loss in the winter and heat gain in the summer, contributing to lower energy bills and a more sustainable living environment. 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!

Built in 2019

#### **Essential Information**

MLS® # A2203313 Price \$749,000

Bedrooms 3
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,705

Acres 0.08

Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 226 Carrington Circle Nw

Subdivision Carrington
City Calgary
County Calgary

Province Alberta
Postal Code T3P 0Y8

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Storage, Walk-In Closet(s), Chandelier

Appliances Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Garden, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 49

Zoning R-G

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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