

**226 Carrington Circle NW**  
**Calgary, Alberta**

**MLS # A2203313**



**\$759,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Rectangular 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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) &mdash; 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&mdash;located with easy access to Stoney Trail, and just a short walk to a commercial plaza with shops, restaurants, and services. Inside, you&rsquo;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&rsquo;t miss out on the chance to make this charming

home yours!