

226 Carrington Circle NW
Calgary, Alberta

MLS # A2223843



\$728,900

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, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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:	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

*** On Traditional Lot *** Built in 2019, this beautifully updated detached home offers over 2,300 sq ft of developed living space. The house has 3 bedrooms, 2.5 baths above grade, plus a finished basement with a rec room, office, and full bath. Recent upgrades include a new roof, siding, gutters, and fascia (2024 – after hail storm), and 10.1 kWh solar system (costing 28k - will be paid off, annual production of 9,400 kwh, zero maintenance and over 23 years warranty left). Enjoy a spacious yard on a deeper lot, deck, patio, shed, and energy-saving features like triple-pane windows and whole-house energy monitoring. Includes smart switches, ceiling fans, 240V EV charger, and upgrade ready to 200-amp service. Located near Stoney Trail and shops, parks and schools, with a structural warranty until 2029.