



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**120 Carrington Close NW**  
**Calgary, Alberta**

**MLS # A2233593**



**\$1,020,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,735 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** n/a

\*Open house sat June 28 2-4pm\* Striking architectural statement, this masterpiece showcases elevated living in superior NW location next to pond/walking paths. Upgrade/feature: Nearly 3,500 sq ft liveable space | LEGAL basement suite (completely separate w/ own entry) | landscaped | unique design elements | spice kitchen | A/C | & so much more. Step in & be greeted by soaring ceilings, wrought iron railings, Elegant wood panel accents, gorgeous LVP flooring leading you through to entertainment space. Connected seamlessly is kitchen, dining, & family room, creating beautifully integrated living space that's both inviting & ideal for entertaining. W/ large windows letting in sunlight, a feature wall for upscale look, & a floor-to-ceiling tiled fireplace. The kitchen is perfect for you & your guests & features: under-cabinet lighting huge island, quartz counters, quartz backsplash, SS appliance package (double door smart fridge w/ screen, gas stove, hood fan, built in microwave, dishwasher), cabinets to ceiling, white cabinetry, tons of cabinet space, black hardware, bespoke lighting, undercount sink & more. Adjacent main kitchen, a very desirable upgraded 'spice kitchen' room, which comes complete w/ additional cook space (stove), storage space & ventilation (hood fan). Thoughtfully designed built-ins, like open shelving, offer a perfect blend of practical storage and curated display in this home. To complete main floor is half bath, mud room w/ storage. Head up to next level to land in a one of a kind bonus room, that has soaring ceilings, large windows, and more striking wood accent walls, which continues to elevate what this home has to offer. The next level has living quarters of residence, which includes 4 bedrooms, laundry, 2 full bath. The primary room which is a very comfortable size, with further stand out features like panel feature wall, large walk-in closet, &

a spa like ensuite retreat that features: Double vanity w/ quartz counters, walk in tiled shower, stand alone tub, & toilet room. Other full bath has double vanity as well! Head to basement which is completely separate legal residence, w/ separate entrance, kitchen, laundry making this have endless possibilities for future uses whether w/ family, kids, visitors. Enjoy this home inside and out with a fully landscaped backyard oasis, that features large concrete patio, turf grass (all year long green), deck, & no neighbours behind making it a private place to relax. The backyard was designed to be maintenance free. Additional upgrades features include: 8ft doors, 9ft ceilings throughout, front concrete patio, triple pane windows, window coverings, dual zone furnace, knock down ceiling, upgraded lighting & more. Located in NW Calgary developed 'Carrington' - having a plethora of amenities nearby, next to the pond/green spaces, schools, easy access to highways, transit & more. Elevated living is calling, book your viewing today