



GRASSROOTS
REALTY GROUP

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**1006 Carrington Boulevard NW
Calgary, Alberta**

MLS # A2239142



\$620,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,560 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Garage door opener and Controllers (3); All window coverings.

Welcome to this wonderful Carrington Semi-Detached property. This home is located on an exceptionally large, corner lot with extra parking for yourself and your guests! This property is just steps to the walking/biking paths of Carrington's green spaces and pond system. The main floor offers functional luxury with nine foot knock down ceilings and eight foot interior doors! The living room features a large modern fireplace, and lighted nooks for your favourite artwork. Quartz counters, stainless steel appliances, including a hood fan and a spacious pantry are features in the kitchen. The dining area is adjacent to this making for a wonderful, open living space. Unique to this property is a separate main floor office/music room with its own private entry with a concrete walkway and gate to the side parking area! Downstairs is unfinished ready for your creative ideas, it has three large windows for lots of light. Upstairs you will find a large primary bedroom with a large walk in closet and a luxurious five piece en-suite bath. There are two additional bedrooms, a full bathroom and large laundry area to round out this bright and inviting top floor space. The backyard has an attached deck with gas line for a BBQ; also there is a large concrete patio area perfect for summertime entertaining! The double garage has a roughed in gas line, a large capacity electric panel and an upgraded garage door. All with easy access to the street via a paved back alley. This is an excellent property; make it your home!