



GRASSROOTS
REALTY GROUP

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

37 Carrington Circle NW
Calgary, Alberta

MLS # A2256003



\$769,950

Division:	Carrington		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,372 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

****MASSIVE PRICE REDUCTION**** Welcome to your dream home, nestled in the family-friendly community of Carrington. This exquisite two-storey 4-level split is over 2370 sq ft above grade, offering a luxurious yet comfortable living space with Three bedrooms and 2.5 baths. Situated on a north-facing lot, with a sunny, south backyard that has sunlight all day long - this house is steps from walking paths, green space and tranquil nature ponds. This property offers an exceptional blend of beauty and convenience. Upon entry, you are welcomed by an abundance of natural light, elegant design, upgraded lighting fixtures, 9-foot ceilings, and 8-foot doors on the main level. The living room provides a cozy gathering space with large windows, featuring custom wall papered accent walls and a contemporary gas fireplace. The kitchen is a culinary haven, equipped with upgraded/ built-in appliances, a gas range and corner, spacious walk-in pantry. This area is ideal for family gatherings and entertaining. From the dining area, step onto the huge 20 ft x 11 ft south-facing two-tiered deck—perfect for sunny-day relaxation or entertaining family and friends. On the upper level, the primary suite is exceptionally spacious, featuring an opulent ensuite with a shower enclosed in 10ml glass, a freestanding soaker tub, dual vanities, and a walk-in closet with built-in organizers. Two additional great sized bedrooms on the 3rd level share a four-piece bathroom, along with a spacious bonus room with high ceiling on the 2nd level. The unfinished lower level offers a lot of storage space and has rough-ins ready for your next, dream project. This home is sure to impress. Situated just steps from natural ponds, pathways, parks, this home also provides convenient access to the Carrington Commercial Shopping Centre, bike paths, Stoney Trail, Deerfoot Trail, and is minutes from Calgary International

Airport. Book your showing today!! You won't be disappointed!