



GRASSROOTS
REALTY GROUP

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64 Carrington Crescent NW
Calgary, Alberta

MLS # A2259894



\$749,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity, Fiber Optics, Garba
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

**** WATCH 3D TOUR**** Welcome to this stunning, gorgeous 3+ bedroom, 4-bathroom Detached home with a Double Attached Garage, offering over 2500 sq ft of luxurious living space in the prestigious and family-friendly Carrington community. This home offers exceptional style and functionality with a main floor half bath, Living Room, Kitchen, Dinning, perfect for multi-generational living. The open-concept layout features elegant LVP flooring through out the Main Floor, zebra window blinds, a spacious stylish kitchen with a large island, almost full-height cabinetry, stainless steel appliances including a gas range, built-in microwave, and walk-in pantry. Enjoy natural light throughout the bright living and dining areas, with patio door leading to a landscaped backyard—ideal for outdoor entertaining. Central air conditioning keeps the home cool and comfortable year-around. Upstairs boasts a luxurious primary bedroom with a 5-piece ensuite (dual vanity, soaker tub, separate shower, walk-in closet), two additional large bedrooms with walk in closets, a bonus room, convenient laundry, and a spacious bathroom with shower. The fully developed basement includes 8-ft ceilings, a modern Wet-Bar, two large bedrooms with big windows, a full bathroom with a modern vanity and a shower, storage area and a spacious living/Game area perfect for entertainment or extended family. This home features a beautifully landscaped backyard ideal for outdoor enjoyment. new roof and siding (Nov 2024) Located in a vibrant and upscale neighborhood, you’ll enjoy close proximity to Stoney Trail, parks, playgrounds, schools, shopping centers, restaurants, and essential services including No Frills, McDonald’s, medical clinics, and a friendly community with an active lifestyle. Don’t miss the opportunity to make this remarkable home your own.

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