



GRASSROOTS
REALTY GROUP

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127 Carrington Crescent NW
Calgary, Alberta

MLS # A2276277



\$764,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,846 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Electric Fireplace

Public Remarks: Welcome to the desirable and sought after community of Carrington where this stunning and like-new, 2-storey Split level Dream home is sure to impress! Offering 3 + 1 beds, 3.5 baths, and a fully finished Legal Suite walk-up basement, this well-kept residence offers a perfect family environment! Walk up the foyer and enter the bright, open-concept main floor outfitted with beautiful wood vinyl flooring, walls painted with neutral tones that give that warm and homey vibe, and plenty of sunshine from the large windows. A fireplace, high-end light fittings around the living spaces. Central Air conditioning. The living room comes with an electric fireplace and is spacious enough to entertain a large number of guests on any occasion next to the dining area. Be inspired to cook delicious meals in the modern kitchen with gorgeous upgrades 2 tone, white and grey high gloss cabinetry adding brightness to the house accented by elegant drop pendant lighting, beautiful stainless steel kitchen appliances, and a quartz waterfall island. A garburator. Sliding doors in the dining area lead to a deck overlooking the large private fenced landscaped backyard. A 2pc powder room completes the main level. Upstairs, is a cozy great room ideal for any kind of recreational activities with the family, there's a bonus kids' play area attached to this loft too! As well as an access to the balcony where you can set a table and some comfortable chairs to create a perfect corner to unwind during sunny afternoons. Your private space awaits in the massive primary bedroom featuring a walk-in closet and a spa-like 5 pc ensuite (with extra large soaking tub). There are 2 more good-sized bedrooms on this floor plus a convenient upper-level laundry room with counter top and cabinets. Plenty of windows on all levels provide natural light throughout. The fully finished LEGAL basement is well

designed and has a separate Walk up entrance complete with a living room and a bedroom for extra income option, and a 4 pc bathroom, it comes with its laundry, washer plus dryer. 2 extra storage areas under the stairs. There's more space in the private landscaped yard with a deck for summer BBQs. So much space you can even set up a Gazebo Canopy perfect for hosting family and friends. Double attached garage that can house 2 cars and still has room for extra storage plus a full concrete driveway for extra parking. Located conveniently close to schools, transit, shopping, and all other amenities, this gem and rare find home provides all the elements for relaxing and comfortable living. Great value for this move-in-ready DREAM home in a terrific neighborhood! Call to book your appointment today! Listing realtor has interest in the property. * Refrigerator in Pictures is different. Brand new 2025 roof and some siding.