



**73 Carrington Circle NW
Calgary, Alberta**

MLS # A2280210



\$784,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Enclosed Gazebo, Hot Tub, Pool Table

~ OPEN HOUSE ~ 2:00-4:00pm Saturday March 14 ~ Welcome to 73 Carrington Circle NW, a beautifully designed detached home offering 2,258 square feet of refined living space in the growing northwest community of Carrington. Built in 2019, this four-bedroom, 3.5-bathroom home stands out for its thoughtful layout and attention to privacy. The open-concept main floor centres around a chef's kitchen with a stunning quartz island, generous prep space, and a dining area ideal for gathering. Strategic positioning ensures the kitchen and living room are not directly visible to neighbouring homes, creating a comfortable sense of separation. Beautiful hardwood flooring runs throughout, while the gas fireplace and modern finishes add warmth and cohesion. A unique bonus room positioned between the main and upper levels serves as a dedicated games and entertainment space, designed to stay visually connected to the main living area while offering its own defined purpose. Upstairs, the bedrooms are bright and well proportioned, with lovely sunrise views through the feature "yellow window." The conveniently located laundry room sits just steps from the bedrooms, enhancing everyday functionality. The fully finished basement adds further flexibility with a fourth bedroom and additional storage. Outside, the fully landscaped, zero-maintenance backyard is designed for relaxation and ease, featuring concrete and stonework, a hot tub, and an enclosed gazebo for year-round enjoyment. An oversized double garage and modern facade complete the exterior. Residents of Carrington enjoy access to parks, walking paths, nearby schools, and convenient routes to Stoney Trail and Centre Street, offering a balanced lifestyle with both connectivity and a quiet residential atmosphere.