



**153 Carrington Close NW
Calgary, Alberta**

MLS # A2121196



\$949,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,649 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

****Open House on Sunday June 30, 2024, from 12 :00 pm - 4:00 pm.** Welcome to this exceptional property with charming curb appeal on one of the most coveted streets of Calgary's North neighborhood of Carrington. It offers combination of luxurious living with the prime location, just few minutes away from playground, parks, shopping and many more other amenities. Stepping in through private and beautiful front porch with authentic feelings of bricks, open up into other elegant spaces of the house. The "Jade" model by Mattamy Homes comes complete with a main floor den, perfect for studying or working from home, Spacious and airy Living room backing into backyard space, a separate side-entrance for potential rental income, and a wide-open kitchen equipped with upgraded stainless steel appliances! Extra storage space with additional shelving, Built in oven and Microwave with Gas cooktop add more comfort to this Functional kitchen space. Bright and open floor plan create more visual connection among spaces. This alluring residence boasts with 3+1 bedrooms, a Fully DEVELOPED BASEMENT over total 3500+ Sq ft. Stylish Light fixtures, gentle glow of ceiling pot lighting creates wonderful ambiance after sunset. As you step up for next level, extra spacious bonus room greets you, as a perfect family space. The expensive master suits boasts a large walk-in closets for his and her offering ample storage space for your wardrobe needs, private 5 - piece ensuite complete with his and her sink, a lovely soaking tub, and a tiled standing shower. Another two spacious bedrooms with their own walk - in closets, laundry room, another full washroom, complete your upper floor. Descending to the finished basement level from main floor, discover a 4th bedroom, Full bath, Spacious hall, Kitchen and Laundry space. Notable feature such as brick cladding, open

floor plan, Air conditioning, shining countertops, side entrance. Perfectly well maintained home in the heart of Carrington community. This vibrant location is just few minutes away from Stoney and Deerfoot trail, commercial developments, and Crossiron Mills. Do not miss this wonderful opportunity to own this gem. Call your favorite Realtor today and book showing.