



**138 Carrington Close NW
Calgary, Alberta**

MLS # A2137843



\$785,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data

Inclusions: Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer

This BRAND NEW, NEVER LIVED IN luxury home sits on a 38-foot wide CONVENTIONAL WALKOUT lot with SEPARATE ENTRANCE! The SOUTH-FACING backyard allows for DIRECT SUNLIGHT all on levels. Enjoy serene VIEWS of Carrington pond from all levels with NO REAR NEIGHBOURS! Conveniently located, this home is just a short walk from walking paths, ponds, and various amenities. **The exterior of the home boasts a MODERN FRONT ELEVATION and impressive curb appeal. A generous-sized FRONT PORCH provides a perfect spot for relaxation. Being on a CONVENTIONAL lot, the property offers ample space between neighbors. The WALKOUT basement includes a SEPARATE ENTRY. Rear DECK includes an exterior BARBECUE GAS LINE. **Main floor features upgraded main door, Luxury Vinyl Plank (LVP) FLOORING ,9-foot knockdown ceilings, NATURAL GAS FIREPLACE, and LARGE MUDROOM with HIGH CEILINGS. The chef’s kitchen features high-end QUARTZ countertops, and smartphone compatible upgraded BUILT-IN UPGRADED appliances, including a 36” GAS COOKTOP. The kitchen also includes FLOOR TO CEILING cabinets and a stunning WATERFALL ISLAND with top-of-the-line quartz. **The second floor features a stairway with GLASS RAILING and MAPLE OAK. The BONUS room on this floor is at the front and has VAULTED CEILING and large windows, allowing tons of natural light. The primary bedroom, filled with NATURAL LIGHT offers impressive POND VIEWS. Its attached ENSUITE is tastefully upgraded with a FULL GLASS SHOWER, a SOAKER TUB, and FULL-HEIGHT mirrors. The interior doors throughout the house have all been upgraded. **The WALKOUT BASEMENT features a 9-FOOT CEILING and is soaked in ample sunlight. The basement is already set up

with WASHROOM ROUGH-INS, SEPARATE ENTRANCE and LARGE WINDOWS for future development. **The home comes with a transferrable ALBERTA NEW HOME WARRANTY and a builder warranty. Home's seasonal items such as the driveway, front yard landscaping, decorative concrete, and backyard top soil will be completed by the builder at no additional cost. Call for a private showing today!