



**64 Carringsby Avenue NW
Calgary, Alberta**

MLS # A2139235



\$810,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this young single house! Ideal for single-family, this double garaged home featuring 3 bedrooms, vaulted ceiling, quartz countertop and 9 feet ceiling, this single house is shiny in the community of Carrington (This property has good source of light though!) Main floor featuring the quartz countertop and upgraded kitchen backslash. Windows are big providing many source of lights into the house provided that there are remote-controlling automatic blinds. Upstairs you will find a very cozy bonus room with a vaulted ceiling, the laundry, Master's bedroom ensuite features double vanity sinks ready for the 2 masters, tiled standing-shower basin, hot tub. The 9 ft ceiling basement is awaiting for new owner to plan a future cozy living space and the basement is also ready for the development of a bathroom and bedroom. Oversized garage 19' x 24' provides you extra space besides parking. The backyard is also featuring a shed and landscaped and fenced. The perfect pond view of Carrington is just 2 minutes walk from this cozy home. This should be your ideal single family home. Come check it out!