



**95 Carrington Close NW
Calgary, Alberta**

MLS # A2147485



\$869,000

Division:	Carrington		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,368 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Lake, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the oasis beside the beautiful Carrington Pond! Enjoy a summer walk along the scenic trail, perfect for a relaxing stroll with your loved ones or furry friends. Nestled on a quiet street, this charming home greets you with a lovely front porch that leads into a bright, spacious, and open-concept main floor. The seamless integration of the living area, dining space, and gourmet kitchen provides the perfect atmosphere for hosting guests or enjoying family evenings. The heart of the home features a large island with a quartz countertop, ample cabinets, and a spacious walk-in pantry. The gas cooktop, upgraded hood fan, and advanced water filtration system under the kitchen sink cater to all your culinary needs, making meal preparation a pleasure. Upstairs, a generous bonus room with soaring 14-ft ceilings and large windows is perfect for a luxurious home office, a cozy family movie theater, or a play area. Bask in the morning sunlight as you enjoy your coffee in the bonus room or on the balcony, bringing joy and inspiration to your day. The master bedroom is a serene retreat, complete with a large walk-in closet and an ensuite bath featuring a lovely soaking tub and a wide standing shower. Two additional well-sized bedrooms and a second full bathroom, all filled with natural light, provide comfort for the whole family. The entrance from the garage offers the potential modification for a separate entrance to the basement, awaiting your creative ideas. This prime location is just minutes away from the Carrington Plaza (stores such as No Frills grocery store, AllTime Fitness, and Shell gas), children's playground, Stoney Trail, the potential C-Train Green Line, and numerous other amenities. Call your favorite Realtor today to book a showing!