



GRASSROOTS
REALTY GROUP

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40 Carrington Close NW
Calgary, Alberta

MLS # A2228242



\$968,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Large Mirror in the Main Entry Hallway

Welcome to your dream home, nestled in the family-friendly community of Carrington. This exquisite two-story walkout residence spans just over 2,800 square feet of living space, offering a luxurious yet comfortable living space with four bedrooms, three full bathrooms, and one half-bathroom. Situated on a south-facing lot that overlooks the walking paths and green space and is just steps from tranquil nature ponds, this home offers an exceptional blend of beauty and convenience. Upon entry, you are welcomed by an abundance of natural light, elegant design, upgraded lighting fixtures, 9-foot ceilings, and 8-foot doors on both the main and upper levels. The living room provides a cozy gathering space with large windows, featuring a custom-tiled accent wall and a contemporary gas fireplace, built-in shelving, and a coffered ceiling, ideal for family gatherings and entertaining. The kitchen is a culinary haven, equipped with built-in appliances, an induction cooktop, a massive 8.5-foot island with quartz waterfall countertops, ceiling-height two-tone cabinetry with soft-close hinges and undermounted lighting, a walk-in pantry, and an extended kitchen for ample storage. From the dining area, step onto the expansive 29-foot south-facing deck, complete with a sleek glass railing and a gas line for easy outdoor grilling—perfect for sunny-day relaxation or entertaining family and friends. On the upper level, the primary suite is exceptionally spacious, featuring an opulent ensuite with a shower enclosed in 10ml glass, a freestanding soaker tub, dual vanities, and a walk-in closet with built-in organizers. Two additional great sized bedrooms on the 2nd level share a four-piece bathroom, along with a cozy bonus room and a conveniently located laundry room with built-ins. The fully finished lower level offers a recreation room with an entertainment wall, wet bar,

and a built-in computer workstation, and a fourth bedroom with a 3-piece bathroom next to it, ideal for guests or extended family. The walkout basement opens to a beautifully landscaped, fully fenced backyard with a low-maintenance design and a stamped concrete patio extending 29 feet across. Additional highlights include a 200 electrical panel, Exterior LED Track lights, a heated, insulated, and dry-walled double garage with built-in cabinets for ample storage. Situated just steps from natural ponds, pathways, parks, this home also provides convenient access to the Carrington Commercial Shopping Centre, bike paths, Stoney Trail, Deerfoot Trail, and is minutes from Calgary International Airport.