



GRASSROOTS

REALTY GROUP

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**14 Carrington Road NW
Calgary, Alberta**

MLS # A2299198



\$979,800

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,662 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

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

*** OPEN HOUSE ALERT - SATURDAY APRIL 25th FROM 12:00 PM - 3:00 PM & SUNDAY APRIL 26th FROM 12:00 PM - 4:00 PM ***
 7 BEDROOMS | 5 FULL BATHROOMS | DUAL PRIMARY SUITES UPSTAIRS | MAIN FLOOR BEDROOM & FULL BATHROOM | LEGAL BASEMENT SUITE | BACKING ON TO POND-NO NEIGHBOURS BEHIND | 4100+SQ.FT. TRADITIONAL (CONVENTIONAL) LOT | Welcome to this exceptional 7-bedroom home in the highly sought-after community of Carrington, perfectly situated on an oversized lot backing onto a peaceful pond. Offering 2,661 sq. ft. of thoughtfully developed living space, this beautifully upgraded residence blends modern style with practical design, making it ideal for growing families or multi-generational living. Step inside to discover a bright, open-concept layout enhanced by 9-foot ceilings, elegant quartz countertops, upgraded lighting, custom window coverings, and premium stainless steel appliances. The main floor is both functional and inviting, featuring a versatile flex room, a spacious bedroom, and a full 3-piece bathroom, making it perfect for guests or a home office. The welcoming great room, complete with an electric fireplace, flows seamlessly into a gourmet kitchen that boasts a large island with seating and abundant cabinetry, creating an ideal space for both entertaining and everyday living. Upstairs, you'll find four generously sized bedrooms, including dual primary suites with ensuite bathrooms, offering comfort and privacy for family members. A vaulted bonus room provides additional living space, while three full bathrooms and a conveniently located upper-level laundry room add to the home's practicality and ease of living. The fully developed legal basement suite offers incredible flexibility, featuring two additional bedrooms, a full bathroom, a spacious

kitchen, and ample storage. With its own separate side entrance and dedicated laundry, this space is perfectly suited for extended family or potential rental income. Additional highlights of the home include air conditioning for year-round comfort, laundry facilities on both the upper and lower levels, an oversized double attached garage, and large sunshine basement windows that allow for plenty of natural light. Outside, an expansive deck overlooks the serene pond, creating a perfect setting for relaxing or entertaining while enjoying the natural surroundings. Ideally located close to parks, green spaces, shopping, public transit, and all essential amenities, this remarkable home offers an outstanding combination of space, comfort, and location. Don't miss your chance to own this incredible property in a well-established and family-friendly neighborhood.