



GRASSROOTS

REALTY GROUP

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**213 Carrington Crescent NW
Calgary, Alberta**

MLS # A2302311



\$685,000

Division:	Carrington		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,886 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 5-level split home in the vibrant and family-friendly community of Carrington, offering 3 bedrooms, 2.5 baths, and 1,886 sq ft of thoughtfully designed living space. This exceptional property backs onto greenspace and walking paths, just steps from Carrington Pond—with gate access from your backyard, you can walk to the pond in just a minute! Step inside and be greeted by 9-foot ceilings throughout the main floor, along with durable vinyl plank flooring flowing through the entire home—no carpet anywhere. Walking into the heart of the house with the open-concept floorplan creates a spacious Living and Dining area perfect for modern family living. The well appointed Kitchen features a beautiful quartz center island with extended breakfast bar, full-height cabinetry reaching to the ceiling, and all stainless steel appliances including a gas stove. The Dining room sits right next to it with a patio sliding door access to your Deck, where you can walk down to the backyard. A few steps up, you’ll discover a spectacular Bonus room with 12'4" ceilings, filled with natural light from three large windows. This level also offers access to a private balcony—perfect for relaxing or entertaining. Continuing to the upper level, the spacious Primary bedroom features a 4-piece ensuite and two separate walk-in closets. Two additional well-sized bedrooms are served by a full bathroom, offering comfortable space for family or guests. A convenient laundry room completes this level. The unfinished basement with bathroom rough-in offers excellent development potential. Two large windows provide flexibility to create additional rooms—perfect for a home office, gym, or relaxation retreat. Step outside to a fully fenced and landscaped backyard featuring a standalone deck with a pergola

included—perfect for outdoor relaxation and entertaining. Enjoy direct gate access to the walking path, just a short stroll to the pond. A double attached garage provides ample parking and storage. Recent updates include newer roof and siding installed in 2025 —ensuring peace of mind and modern curb appeal for years to come. Located in the desirable community of Carrington, this home is surrounded by parks, playgrounds, walking paths, and a picturesque water feature just half a block away—perfect for family outings and everyday enjoyment. You’re conveniently close to schools, grocery stores, restaurants, and shopping, with easy access to Stoney Trail, Beddington Trail, and Deerfoot Trail for effortless commuting across the city. This is a fantastic opportunity to own a well-appointed home in a growing, family-friendly community—offering the perfect blend of space, nature, and everyday convenience.