



GRASSROOTS

REALTY GROUP

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**43 Carrington Crescent NW
Calgary, Alberta**

MLS # A2306115



\$675,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,827 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Veneer, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 43 Carrington Crescent NW – a stunning 2-storey home offering over 1,800 sq.ft. of thoughtfully designed living space in the highly desirable community of Carrington. This modern home features an open-concept main floor with a bright living room, spacious dining area, and a stylish kitchen complete with stainless steel appliances and a functional eating nook. Upstairs you’ll find a versatile bonus room, convenient laundry, and three generously sized bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. The basement is spacious waiting for future development, perfect for customizing to your needs. The double attached garage adds convenience, while the true standout is the low-maintenance backyard – fully equipped with a large concrete pad ideal for outdoor entertaining, BBQs, or a basketball setup, all while minimizing upkeep. Welcome to 43 Carrington Crescent NW – a stunning 2-storey home offering over 1,800 sq.ft. of thoughtfully designed living space in the highly desirable community of Carrington. The main floor features an open-concept layout with a bright living room, spacious dining area, and a modern kitchen complete with stainless steel appliances and a functional eating nook. Upstairs, you’ll find a versatile bonus room, convenient laundry, and three generously sized bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. A beautiful upper floor balcony provides the perfect spot to enjoy your morning coffee or evening sunset views. The double attached garage adds everyday convenience, while the low-maintenance backyard showcases a large concrete pad—ideal for entertaining, BBQs, or even a basketball setup, all with minimal upkeep. Carrington is a vibrant and family-friendly community with parks, playgrounds, walking

paths, and easy access to schools, shopping, and major routes including Stoney Trail and Deerfoot Trail. Don't miss the opportunity to call this move-in-ready home yours!