



20 Carrington Circle NW
Calgary, Alberta

MLS # A2307286



\$714,800

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: DISHWASHER, GARAGE CONTROL(S), GAS RANGE , HUMIDIFIER, MICROWAVE HOOD FAN, REFRIGERATOR, WASHER, DRYER, WINDOW COVERINGS

Welcome to 20 Carrington Circle NW! Located on a prime corner lot in the sought-after community of Carrington. As you walk in you are welcomed with the bright, open-concept floor plan that features a luxurious kitchen complete with quartz countertops, a farmhouse sink, and stainless steel appliances. Functional details abound on the main level, including bright, spacious living room, a dedicated mudroom with a spacious dining nook for entertaining, and a secondary storage area and laundry room. As you make your way upstairs, you will find a cozy central bonus room and 3 generously sized bedrooms, highlighted by a primary retreat with a walk-in closet and a spa-inspired five-piece ensuite featuring dual vessel sinks. The private, fully landscaped backyard is ideal for summer barbecues and leads to an oversized, insulated, and drywalled double-car garage with a partial basement that's ready for your personal touch, this home is perfectly situated just steps from parks, walking paths, schools, and public transit and won't last long! Book your viewing today!