



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**95 Carrington Close NW**  
**Calgary, Alberta**

**MLS # A2307697**



**\$739,999**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully designed home in the desirable community of Carrington, offering over 2,400 sq ft above grade with spacious living areas, thoughtful upgrades, and an abundance of natural light throughout. The striking brick exterior adds timeless curb appeal, while the west-facing backyard allows for excellent afternoon and evening sun. The main floor offers a spacious living room with fireplace, large dining area, well-appointed kitchen with pantry, convenient main floor laundry, and a 2-piece bathroom. Expansive windows throughout the home fill the space with natural light, creating an open and inviting atmosphere. Upstairs, you’ll find 3 generously sized bedrooms, including a spacious primary retreat with walk-in closet and beautifully finished 5-piece ensuite. A standout feature of this home is the impressive upper bonus room with soaring 14-foot ceilings and access to a private balcony — the perfect space to relax or entertain. Additional highlights include automated window blinds, a front attached double garage, rear deck, and an unfinished basement offering future development potential. Ideally located near parks, pathways, shopping, and major routes, this home combines comfort, style, and convenience in one of NW Calgary’s growing communities.