



**127 Carrington Crescent NW
Calgary, Alberta**

MLS # A2311824



\$760,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,846 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to the desirable and sought after community of Carrington in the north west where this charming and stunning, like-new, rare Split level and move in ready dream home is located! Offering 4 beds, 3.5 baths, and a fully finished LEGAL Suite (walk-up basement), this well-kept residence offers a perfect family environment! Walk up the foyer and enter the bright, open-concept main floor outfitted with beautiful wood vinyl flooring, mostly newly painted walls with neutral tones that give that warm and homey vibe, and plenty of sunshine from the large windows. Luxurious high-end light fittings around the living spaces. Central Air conditioning. The 9 ft ceiling living room comes with an electric fireplace and is spacious enough to entertain a large number of guests on any occasion next to the dining area. Cook delicious meals in the modern kitchen with gorgeous upgraded 2 tone, white and grey high gloss cabinetry adding brightness to the house accented by elegant drop pendant lighting, beautiful brand new stainless steel kitchen appliances, Samsung Range, Microwave and French door Refrigerator. No attention is left out with the quartz waterfall island. Sliding doors in the dining area lead to a deck overlooking the large private fenced fully landscaped backyard, for little maintenance. A 2pc powder room completes the main level. Upstairs, is a very high 12 ft Ceiling great room ideal for any kind of recreational activities with the family, there's a bonus kids' play area attached to this room too! As well as access to the balcony where you can set a table and some comfortable chairs to create a perfect corner to unwind during sunny afternoons. More space awaits in the massive primary bedroom featuring a walk-in closet and a spa-like 5 pc ensuite (with extra large soaking tub). There are 2 more good-sized bedrooms on this floor plus a convenient upper-level laundry room

with counter top and extra cabinets. Plenty of windows on all levels provide natural light throughout. The fully finished LEGAL basement is well designed and has a separate Walk up entrance. This basement is complete with a living room and a bedroom for extra income option, and a 4 pc bathroom, it comes with its laundry, washer plus dryer. 2 extra storage areas under the stairs. There's more space in the private landscaped yard with a deck for summer BBQs. So much space you can even set up a Gazebo Canopy perfect for hosting family and friends. Double attached garage that can house 2 cars and still has room for extra storage plus a full concrete driveway for extra parking. Located conveniently close to schools, transit, shopping, and all other amenities, this gem and rare find home provides all the elements for relaxing and comfortable living. Great value for this move-in-ready DREAM home in a terrific neighborhood! Main house is vacant while basement is occupied and tenant is willing to stay. Go ahead and book your showing. Listing Agent has an interest