



74 Carrington Crescent NW
Calgary, Alberta

MLS # A2319858



\$770,000

Division:	Carrington		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,904 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Square Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning and highly upgraded split-level home in the desirable community of Carrington NW. Showcasing modern design, exceptional functionality, and quality finishes throughout, this move-in-ready property offers 4 bedrooms, 3.5 bathrooms, and a fully developed walk-up basement with a separate entrance. The bright and spacious main floor features an open-concept layout with luxury vinyl plank flooring, large windows, designer light fixtures, and a cozy electric fireplace. The heart of the home is the beautifully upgraded and extended white kitchen, complete with quartz countertops, a waterfall island, built-in appliances, a brand-new refrigerator, a new electric stove, and ample cabinetry, making it perfect for both everyday living and entertaining. The dining area overlooks the fully landscaped and fenced backyard, where a spacious deck provides the ideal setting for summer BBQs and outdoor gatherings. A convenient powder room completes the main level. A unique split-level design leads to the impressive bonus room featuring soaring 12-foot ceilings and an attached flex area ideal for a children's play space, reading nook, or family lounge. Step out onto the balcony and enjoy a peaceful outdoor retreat. The upper level offers a luxurious primary bedroom with a walk-in closet and a spa-inspired 5-piece ensuite featuring a large soaker tub and upgraded shower. Two additional spacious bedrooms complete this level. The original upper-floor laundry room has been converted into a prayer room and can easily serve as a home office, study, or flex room. The fully developed walk-up basement adds tremendous versatility, featuring a separate entrance, kitchen, bedroom, full bathroom, separate laundry with new washer and dryer, and a comfortable living area. Whether used for extended family, guests, or future rental

opportunities, this space provides excellent potential for additional income. Additional highlights include a double attached garage, full concrete driveway, upgraded bathrooms, premium finishes throughout, and extensive upgrades that set this home apart. Ideally located close to parks, schools, shopping, public transit, and everyday amenities, this exceptional Carrington home offers the perfect blend of style, comfort, and convenience. The main home is vacant and available for quick possession, while the basement is currently occupied by a tenant willing to stay. An outstanding opportunity in one of Calgary's fastest-growing communities.