



GRASSROOTS
REALTY GROUP

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1014 Carrington Boulevard NW
Calgary, Alberta

MLS # A2326361



\$539,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,421 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Modern and thoughtfully designed home offering 3 bedrooms, 2.5 bathrooms and a detached double garage. From the charming curb appeal with front patio, this home welcomes you into a spacious foyer leading to the main floor with wide plank laminate flooring throughout, chic light fixtures and an abundance of natural light. The living room opens to the well equipped kitchen with quartz countertops, stainless steel appliances and large center island with eating bar. A spacious dining area enjoys backyard views and a rear entry gives access to the expansive deck and patio. A powder room completes this level. Upstairs you will find a primary bedroom with luxurious 4 piece ensuite and large walk-in closet. Two additional, a 4 piece bathroom and conveniently located laundry are also found here. Whether you seek additional living space, a home gym, or a media room, the undeveloped basement makes it easy to bring your vision to life. Located in a quiet and family oriented neighbourhood, you'll enjoy quick access to the rest of the city via Stoney Trail only moments away and daily conveniences are close at hand, with multiple retail shops and restaurants nearby. Book your showing today!