



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**149 Carrington Crescent NW**  
**Calgary, Alberta**

**MLS # A2337458**



**\$1,050,000**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Carrington                                                             |               |                  |
| <b>Type:</b>     | Residential/House                                                      |               |                  |
| <b>Style:</b>    | 2 Storey                                                               |               |                  |
| <b>Size:</b>     | 2,605 sq.ft.                                                           | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, No Neighbours Be |               |                  |

|                    |                                                                                                     |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** NONE

Welcome to this beautifully upgraded 3,000+ sq. ft. two-storey walkout home, where thoughtful design, premium finishes, and extensive improvements come together to create an exceptional family home. Featuring over \$110,000 in builder upgrades plus approximately \$41,900 in post-possession improvements, this property offers outstanding value and true move-in-ready convenience. The bright, open-concept main floor features 8-foot interior doors, upgraded flooring, and an elegant open railing with a Maple-Tanzania finish and black metal spindles, creating a more open and sophisticated feel. A versatile main-floor den is ideal for a home office or study. The impressive main kitchen features full-height cabinetry, quartz countertops throughout, a master cabinetry package, and garburator, complemented by a separate spice kitchen with an upgraded gas convection range. This approximately \$27,000 kitchen upgrade package is designed for both everyday living and entertaining. The spacious great room features a gas fireplace with a full-height tiled feature wall, raised firebox, and built-in fan kit, creating a beautiful focal point for family gatherings. Upstairs, three spacious bedrooms each offer a walk-in closet. The spacious primary retreat is especially impressive, featuring TWO walk-in closets and a luxurious 5-piece ensuite with the upgraded "Bath Oasis" layout, 36-inch raised double vanity, fully tiled 76-inch glass shower, and premium quartz finishes—approximately \$18,000 in builder upgrades. An upgraded 5-piece bathroom serves the additional bedrooms. The fully developed walkout basement with 9-foot ceilings is a standout feature, representing approximately \$52,000 in builder upgrades. It includes a large recreation room, additional bedroom, full bathroom, wet bar rough-in, and second laundry connection—perfect for

guests, extended family, a home gym, media room, or entertaining. Modern technology and EV readiness are also included through approximately \$3,000 in builder upgrades. Outside, the fully fenced backyard overlooks a pond and pathway, offering a peaceful and private setting for morning coffee, summer entertaining, and family time. The upgrades continue beyond the builder package. After taking possession, the sellers invested approximately \$41,900 in custom improvements. In 2025, the roof was upgraded to Class 4 roofing materials (\$18,700), and a premium Gree central A/C system was installed (\$6,000) for year-round comfort. In 2024, approximately \$16,000 was invested in custom hardscaping, including a widened brick paving-stone driveway, custom side walkway and stairs, and private access leading to a fully paved rear patio at the walkout entrance. A Whirlpool whole-house water softener (\$1,200) was also installed in 2024, providing conditioned water throughout the home. A rare opportunity to own a truly move-in-ready home with over \$150,000 in combined builder and post-possession upgrades. Book your private showing today and experience it for yourself!