



GRASSROOTS
REALTY GROUP

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1042 Carrington Boulevard NW
Calgary, Alberta

MLS # A2353074

\$539,800

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,612 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NO

Welcome to this beautiful, bright, and exceptionally well-maintained home in the desirable community of Carrington! Featuring an inviting open-concept main floor, this home offers a spacious living room, dining area, and a well-appointed kitchen with stainless steel appliances, perfect for everyday living and entertaining. A convenient powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks. The upper level also offers a full bathroom and a convenient laundry room with plenty of shelving for extra storage. The unfinished basement features a separate side entrance, offering excellent potential for future development. Enjoy the fully fenced, low-maintenance backyard complete with a deck and fire pit, ideal for relaxing and entertaining outdoors. A detached double garage and whole-home air conditioning add to the comfort and convenience of this wonderful property. Don't miss this fantastic opportunity to own a beautiful home in Carrington!