

247 Carrington Circle NW
Calgary, Alberta

MLS # A2165837



\$639,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,795 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Paved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Gazebo, Low Maintenance Landscape, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: TV Mount in Living Room, Gazebo outside, Security Panel

Welcome to the vibrant and growing new community of Carrington! This REAR DOUBLE ATTACHED GARAGE home boasts incredible value! Offering nearly 1800 sqft of above grade living space plus an unspoiled basement for those looking to add more! As you enter, you're welcomed to a spacious front entry with 9-foot ceilings and wide plank laminate flooring. An open-concept living and dining space with a large kitchen island and quartz countertops throughout provide a wow factor! Timeless kitchen cabinetry with upgraded stainless steel appliances and large windows throughout provide loads of natural sunlight! The convenient pantry behind the kitchen island and additional storage and counter space are a nice additional touch. Leading to the mudroom with plenty of storage, you have the rear attached double garage for convenience. Off to the side, you have a large patio with a gazebo to host friends and family. Upstairs, you are greeted to three large bedrooms and a dedicated laundry room! The primary retreat is massive and offers a large walk-in closet and a spa-like 5 piece en-suite! Bedroom 2 and 3 are ideal with a second full bathroom to complete this floor. This home comes equipped with AC and is walking distance to No Frills, restaurants, parks, basketball courts and community amenities! Don't miss your chance to own this great home for years to come!