

114 Carrington Close
Calgary, Alberta

MLS # A2167677

\$1,249,888



Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,768 sq.ft.	Age:	2024 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

WELCOME TO THE HIGH END FINISHED BRAND NEW 4+2 Beds (Incl. 2 Masters) & 4.5 Baths, 2 Kitchens, Bonus and Office FULLY FINISHED WALKOUT HOME located in a huge pie shaped lot backing on to Tranquil PONDS/Env. Reserve and Surrounded by Ponds, Pathways, Plaza, Stores & Daycares in the Sought After Community of Carrington, NW Calgary. The Sunny & Bright Home offers unparalleled comfort and elegance living with the total Living Space of 3720 Sqft. and loaded with extras, featuring Upgraded Premium Vinyl Sidings, Large Triple Pane Windows, Extra Colour Coated LVP Floorings, 'Knockdown Ceilings (all), 'Doors, Numerous Dimmable Pot-lights and Modern Ceiling Lights, Dual Zone Furnace, Solar R/I, EV Charger R/I and much more. When you step into the home through the Large Foyer and Office, the open concept Main Floor with huge windows facing to the ponds will impress you through the highly upgrade Huge Main Gourmet Kitchen with large Island and the Bright Spice Kitchen with large pantry. Both kitchens are upgraded with the Quality Quartz Countertop, Up to Ceiling Heights Cabinets, Blanco Farmhouse Sinks, Golden Moen Brand Sink Faucets and full of Latest Modal Samsung SS Appliances Package with all Wi-Fi compatible including Gas Cooktop, Range, Powerful (650 CFM) Chimney Hood Fans, B/I Combo Micro Oven, Large Double French Door Refrigerator with B/I iPad, Dishwasher, Garburator, B/I Garbage Bin & Lazy Susan. The Bright Central Formal Dining Room provides a space for your formal lunch and dinner. The expansive and Bright Living Room with the Gas Fireplace provides a ample space for your families and guests to rest comfortably with the views of outside ponds and open space. The Dura Deck facing to ponds allows your family and guests to entertain your Summer

BBQ by enjoying a spectacular views of Ponds, Open Sky and Ravine arounds. The upgraded mud room with Hall Tree Bench and Large Closet with B/I Shoes Rack welcomes you through the garage. The upgraded Stairs with quality LVP and Walnut Colour Wood Railings takes you up to the huge Bonus Room located in Carpet Free 2nd Floor. The Huge Primary and the Secondary Master Bedrooms with the large pond views windows are loaded with large Walk-in Closet, 6 Pcs Primary En-suite with Bath Oasis and 5 Pcs Secondary En-suite Bath. Both En-suites and the Common Bathroom are upgraded with quartz countertop, dual sinks and tile walls. The 3rd Bedroom with Jack and Jill common bathroom can be used as 3rd Master Bedroom as well. The 4th Bedroom with large closet could be your other kids or guest's bedroom. The Upgraded Laundry Room and The Samsung SS Dryer/ Washer with AI OptiWash & Auto Dispense Features completes the 2nd floor. The fully finished Basement is developed with one bedroom, large den, full bath, open office and Huge, Bright & Impressive Living Room with Large Ponds Views Windows and Future Bar/ Kitchen R/I. You could convert to a Two Bedrooms Secondary Suite that subject to approval and permitting by the City/ Municipality.