

\$595,000 - 1054 Carrington Boulevard Nw, Calgary

MLS® #A2120266

\$595,000

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

BRAND-NEW 3-bed/2.5-bath 1450+ SQFT semi-detached home STEPS TO THE POND in lovely community of Carrington! Welcome to this elegant home that comes with all of the premium features you could need like an open-concept floor plan, large eat-at kitchen island with QUARTZ COUNTERS, front porch and BACK DECK, all new stainless-steel appliances and ELECTRIC FIREPLACE! Walk up to your inviting front porch and enter into the open-concept main floor. This floor has vinyl flooring throughout, large windows to let in a lot of natural light and lots of storage available for all your winter gear. The living room has a cozy electric fireplace and opens nicely into the gourmet kitchen. Most striking is the spacious island with quartz counters giving lots of space for preparing food and casual meals. Additionally, there are all new stainless-steel appliances including a dishwasher and gas stove, and tons of cabinet space. Moving into the dining room which has been conveniently placed next to a large window and can seat at least 6-8 people, perfect for dinner parties and holidays! On this floor is also a 2pc powder room for guests and a back door for access into the yard. Heading upstairs, you will find a generously sized master bedroom complete with all of the bells and whistles like a walk-in closet, and a 4pc full ensuite bath. Across the hall there is an additional 2 bedrooms, another full 4pc bath to share and laundry on the upper level to finish off the upper level. The back door opens onto



a solidly-built back deck, which is begging for some summer BBQs and a FULLY-FENCED IN, PRIVATE YARD that is perfect for gardening or DOG-LOVERS! At the end of the yard is a DOUBLE DETACHED GARAGE with access through the PAVED BACK LANE to complete the home. The location here is A DREAM! You are ACROSS FROM CARRINGSBY LAKE in the front, and CARRINGTON POND in the back! Not only that, proximity to many more places to enjoy nature and catch some rays including ROTARY-MATTAMY Walking/Biking Path, Carringsby Park, Slides Playground, Livingston West Ponds, Carrington Playground and many more. PLUS, lots of amenities in the community like No Frills Grocery, Gas, Convenience, Restaurants & Dining or Retail Shopping at the nearby Cross Iron Mills (10 MIN DRIVE). Jumping in the car: Downtown is a 22 MIN drive away (23.2KM), Airport is 15 MIN (13.8KM), and Banff is 1 HR 19 MIN (132KM).

Built in 2020

Essential Information

MLS® #	A2120266
Price	\$595,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1054 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L8

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 1st, 2024
Days on Market	20
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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