

\$785,000 - 138 Carrington Close Nw, Calgary

MLS® #A2137843

\$785,000

3 Bedroom, 3.00 Bathroom, 1,954 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

This BRAND NEW, NEVER LIVED IN luxury home sits on a 38-foot wide CONVENTIONAL WALKOUT lot with SEPRARATE ENTRANCE! The SOUTH-FACING backyard allows for DIRECT SUNLIGHT all on levels. Enjoy serene VIEWS of Carrington pond from all levels with NO REAR NEIGHBOURS! Conveniently located, this home is just a short walk from walking paths, ponds, and various amenities.

**The exterior of the home boasts a MODERN FRONT ELEVATION and impressive curb appeal. A generous-sized FRONT PORCH provides a perfect spot for relaxation. Being on a CONVENTIONAL lot, the property offers ample space between neighbors. The WALKOUT basement includes a SEPARATE ENTRY. Rear DECK includes an exterior BARBECUE GAS LINE.

**Main floor features upgraded main door, Luxury Vinyl Plank (LVP) FLOORING ,9-foot knockdown ceilings, NATURAL GAS FIREPLACE, and LARGE MUDROOM with HIGH CEILINGS. The chefâ€™s kitchen features high-end QUARTZ countertops, and smartphone compatible upgraded BUILT-IN UPGRADED appliances, including a 36â€• GAS COOKTOP. The kitchen also includes FLOOR TO CEILING cabinets and a stunning WATERFALL ISLAND with top-of-the-line quartz.

**The second floor features a stairway with GLASS RAILING and MAPLE OAK. The BONUS room on this floor is at the front and



has VAULTED CEILING and large windows, allowing tons of natural light. The primary bedroom, filled with NATURAL LIGHT offers impressive POND VIEWS. Its attached ENSUITE is tastefully upgraded with a FULL GLASS SHOWER, a SOAKER TUB, and FULL-HEIGHT mirrors. The interior doors throughout the house have all been upgraded.

******The WALKOUT BASEMENT features a 9-FOOT CEILING and is soaked in ample sunlight. The basement is already set up with WASHROOM ROUGH-INS, SEPARATE ENTRANCE and LARGE WINDOWS for future development.

******The home comes with a transferrable ALBERTA NEW HOME WARRANTY and a builder warranty. Home’s seasonal items such as the driveway, front yard landscaping, decorative concrete, and backyard top soil will be completed by the builder at no additional cost. Call for a private showing today!

Built in 2024

Essential Information

MLS® #	A2137843
Price	\$785,000
Sold Price	\$762,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,954
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	138 Carrington Close Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 9th, 2024
Days on Market	32
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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