

\$619,900 - 1018 Carrington Boulevard Nw, Calgary

MLS® #A2153111

\$619,900

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.01 Acres

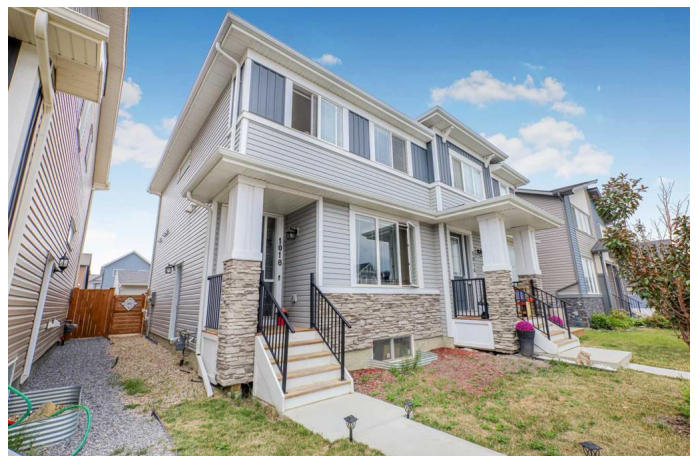
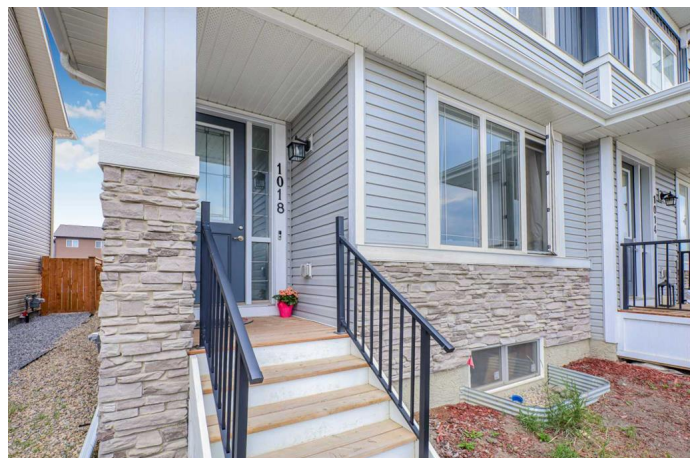
Carrington, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bath semi-detached home boasting over 1330 SQFT in the lovely community of Carrington, just steps away from the serene pond. This elegant residence features an open-concept floor plan designed for modern living, with a spacious eat-in kitchen island topped with luxurious quartz counters and equipped with all-new stainless steel appliances, including a dishwasher and an Electric Range.

As you enter, you'll be greeted by an inviting front porch that leads you into a bright main floor highlighted by vinyl flooring and large windows that flood the space with natural light. The living room, featuring a cozy electric fireplace, seamlessly flows into the gourmet kitchen, making it perfect for entertaining. The dining area, conveniently located next to a large window, accommodates 6-8 guests, making it ideal for family gatherings or dinner parties. A convenient 2pc powder room for guests and access to the backyard via the back door complete the main level.

Upstairs, the generously sized master bedroom serves as a true retreat, featuring a walk-in closet and a luxurious 4pc ensuite. Two additional bedrooms and another full 4pc bathroom provide plenty of space for family or guests, with the added convenience of an upper-level laundry room.

Step outside through the back door onto a solidly built deck, perfect for summer BBQs, leading to a fully-fenced and private yard, ideal for gardening or your furry friends. At the end



of the yard, you'll find a double detached garage with access via a paved back lane. This home's location is a dream. Explore the nearby Rotary-Mattamy Walking/Biking Path, Carringsby Park, Slides Playground, and many other nature spots. The community also offers convenient amenities, including No Frills Grocery, gas stations, restaurants, and retail shopping at the nearby CrossIron Mills (just a 10-minute drive). For commuters, downtown is only a 22-minute drive away (23.2KM), the airport is 15 minutes (13.8KM), and the stunning landscapes of Banff are just 1 hour and 19 minutes (132KM) away. Don't miss the opportunity to make this beautiful home yours!

Built in 2020

Essential Information

MLS® #	A2153111
Price	\$619,900
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.01
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1018 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 1L8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 25th, 2024
Days on Market	30
Zoning	R-2
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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