

**95 Carrington Close NW  
Calgary, Alberta**

**MLS # A2219337**



**\$845,100**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,370 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this exquisite 3 Bedroom, 2.5 Bath detached home in Carrington, offering 2,370 sq ft of contemporary living space. Built in 2020, this modern 2 Storey offers you tons of space for your growing family. Walk into this home and be greeted by the 12 foot high foyer. The Main Level blends style and functionality with an open-concept layout, luxury vinyl flooring and 9 foot ceiling throughout. The Living Room is warmed by a sleek gas fireplace, creating a perfect space for relaxation or hosting. The chef's Kitchen is finished with quartz countertops, a central island, a walk-in pantry, and stainless steel appliances including a gas stove. The large Dining Nook connects in the kitchen to provide a great space for hosting family gathering. A stylish half Bath and a thoughtfully placed Laundry Room complete this level. The Bonus Room features soaring 14-foot vaulted ceilings and oversized windows that flood the space with morning sunshine. Step out onto the private front balcony to enjoy sunrises and quiet moments. The luxurious Primary Bedroom offers a generous walk-in closet and a 5-piece Ensuite with a soaker tub, oversized glass shower, and double vanity. Two additional good sized Bedrooms and a 4-piece Bath provide comfort and flexibility for family or guests. The full and unfinished Basement offers endless potential—ready to be transformed into a personalized living space, gym, or media lounge, and includes rough-in plumbing for a future bathroom. The home also includes a spacious double attached garage. This home is outfitted with a Virtuo Fresh Air System to maintain optimal indoor air quality and comfort for you and your family. Outdoors, the partially fenced and landscaped backyard offers space for gardening, pets, or family gatherings. Located near parks, scenic pathways, Carrington Plaza, and with easy access to Stoney

Trail and the future Green Line LRT.