

**43 Carrington Crescent NW  
Calgary, Alberta**

**MLS # A2279144**

**\$689,900**



<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,827 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 43 Carrington Crescent NW – a stunning 2-storey home offering over 1,800 sq.ft. of thoughtfully designed living space in the highly desirable community of Carrington. This modern home features an open-concept main floor with a bright living room, spacious dining area, and a stylish kitchen complete with stainless steel appliances and a functional eating nook. Upstairs you'll find a versatile bonus room, convenient laundry, and three generously sized bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. The basement is spacious waiting for future development, perfect for customizing to your needs. The double attached garage adds convenience, while the true standout is the low-maintenance backyard – fully equipped with a large concrete pad ideal for outdoor entertaining, BBQs, or a basketball setup, all while minimizing upkeep. Welcome to 43 Carrington Crescent NW – a stunning 2-storey home offering over 1,800 sq.ft. of thoughtfully designed living space in the highly desirable community of Carrington. The main floor features an open-concept layout with a bright living room, spacious dining area, and a modern kitchen complete with stainless steel appliances and a functional eating nook. Upstairs, you'll find a versatile bonus room, convenient laundry, and three generously sized bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. A beautiful upper floor balcony provides the perfect spot to enjoy your morning coffee or evening sunset views. The double attached garage adds everyday convenience, while the low-maintenance backyard showcases a large concrete pad ideal for entertaining, BBQs, or even a basketball setup, all with minimal upkeep. Carrington is a vibrant and family-friendly community with parks, playgrounds, walking

paths, and easy access to schools, shopping, and major routes including Stoney Trail and Deerfoot Trail. Don't miss the opportunity to call this move-in-ready home yours!