

1006 Carrington Boulevard NW
Calgary, Alberta

MLS # A2239142



\$620,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,560 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Garage door opener and Controllers (3); All window coverings.

Welcome to this wonderful Carrington Semi-Detached property. This home is located on an exceptionally large, corner lot with extra parking for yourself and your guests! This property is just steps to the walking/biking paths of Carrington's green spaces and pond system. The main floor offers functional luxury with nine foot knock down ceilings and eight foot interior doors! The living room features a large modern fireplace, and lighted nooks for your favourite artwork. Quartz counters, stainless steel appliances, including a hood fan and a spacious pantry are features in the kitchen. The dining area is adjacent to this making for a wonderful, open living space. Unique to this property is a separate main floor office/music room with its own private entry with a concrete walkway and gate to the side parking area! All the windows in this highly energy efficient home are triple pane! Downstairs is unfinished ready for your creative ideas, it has three large windows for lots of light. Upstairs you will find a large primary bedroom with a large walk in closet and a luxurious five piece en-suite bath. There are two additional bedrooms, a full bathroom and large laundry area to round out this bright and inviting top floor space. The backyard has an attached deck with gas line for a BBQ; also there is a large concrete patio area perfect for summertime entertaining! The double garage has a roughed in gas line, a large capacity electric panel and an upgraded garage door. All with easy access to the street via a paved back alley. This is an excellent property… make it your home!