

# \$709,990 - 14 Carringwood Close Nw, Calgary

MLS® #A2208156

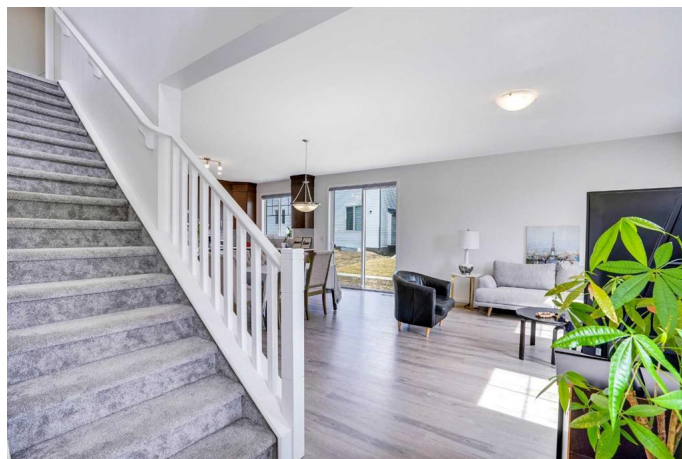
**\$709,990**

3 Bedroom, 3.00 Bathroom, 1,916 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Welcome to this GORGEOUS, must-see SUPER BRIGHT two-storey detached CORNER-UNIT home situating on a LARGE 366 m<sup>2</sup> rectangular lot, featuring three spacious bedrooms plus one big family room on the 2nd floor and open concept living and dining area on the main floor. This beautiful house has a large L-shaped covered front porch, south and west exposure, gorgeous views to streets and community park. Location is super convenient. A large pond with beautiful fountains and walking paths is just within a few mins' walk. Community features Carrington Plaza with many shops and supermarket, and a large kids'™ playground equipped with variety of facilities. Schools and popular stores such as Costco, Walmart, T&T, Shoppers, restaurants and banks are all within 5-10 mins'™ drive. You're also just a 10-minute drive to Cross Iron Mills Shopping Mall or a 15-minute drive to the Calgary International Airport. This unit also has many upgrades from builder's™ basic model such as Craftsman Elevation, entire 2nd floor Vinyl flooring instead of carpet, knockdown ceiling, master room 5-piece Oasis ensuite with separate soaking tub, floor-to-ceiling upper cabinets in kitchen, Quartz counter tops throughout; exterior additional hot water and cold water taps for car wash and summer swimming, etc. Upon entering, you are greeted by a welcoming foyer leading to an open floor plan featuring a large living room with a modern kitchen boasts Quartz countertops, a



gas stove with grill, French door fridge with ice and water dispenser and a pantry, seamlessly flowing into the dining area, a mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary bedroom is a true retreat with a walk-in closet and a luxurious 5-piece ensuite Oasis bath. Two additional generously sized bedrooms, a 4-piecebathroom, a cozy family room (can be converted into the 4th bedroom), and an upper-level laundry room add to the functionality of this home. The unfinished basement is equipped with bathroom rough-ins and washer/dryer rough ins, offering endless possibilities for customization to suit your needs. Additional features include a double attached garage, partial fence and a spacious backyard. Located in a family-friendly neighborhood with easy access to amenities, schools, shopping centers, ponds, parks, and the airport, this home is perfect for those looking for a blend of comfort and convenience. Don't miss out on the opportunity to make this gorgeous house your new home!

IN ADDITION ----- The Alberta government announced design funding for 10 new schools for the Calgary Board of Education (CBE) in March 2025, one of these schools is a K-9 school located in the Carrington community and has been approved by the CBE to be built in Carrington in 2025. The school is 5 mins walk from this house.

Built in 2024

**Essential Information**

MLS® #	A2208156
Price	\$709,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,916
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	14 Carringwood Close Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2A9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 12th, 2025
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Days on Market	30
Zoning	R-G

**Listing Details**

Listing Office	Initia Real Estate
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