



## 64 Carringsby Avenue Calgary Alberta

\$719,999

Discover Your Dream Home in Carrington! Experience modern living in this nearly brand-new single-family home, perfectly designed for comfort and style. Featuring a double garage, three spacious bedrooms, and stunning vaulted ceilings, this residence is a must-see! Key Features include Bright and Airy Layout-Enjoy 9-foot ceilings on the main floor, creating an open and inviting atmosphere. Upgraded Kitchen-Cook and entertain effortlessly in the upgraded kitchen, equipped with quartz countertops, an oversized island, and a stylish backsplash. Natural Light-Large windows paired with remote-controlled automatic blinds fill the home with sunlight. Elegant Flooring-Luxury Vinyl Plank (LVP) flooring throughout the main level offers both durability and sophistication. Smart Home Technology-Features like a smart thermostat and a smart doorbell enhance convenience and energy efficiency. Oversized garage- 19" x 24" provides you extra space besides parking. Hail Damage Repairs-All hail damages have been addressed with new siding, a replaced roof, and new eavestroughs, gutters, and windows--ensuring peace of mind in your new home. Upstairs Retreat-Spacious Bonus Room: The upper-level bonus room with vaulted ceilings is perfect for relaxation or play. Master Suite Oasis-The master suite includes double vanity sinks, a tiled standing shower, and a luxurious tub for unwinding after a long day. Convenient Laundry-Upper-floor laundry makes chores a breeze. Endless Potential in the Basement-with 9-foot ceilings and a rough-in for a wet bar, the basement is ready for your personal touch. Imagine transforming it into a home theater, gym, or guest suite--your possibilities are endless! Outdoor Enjoyment-Step outside to a beautifully landscaped, fenced backyard complete with a shed and enjoy a serene pond view just a two-minute walk away. Community Highlights-Located in a vibrant ...

Great room 13.00 Ft x 15.83 Ft  
Other 10.00 Ft x 13.83 Ft  
Kitchen 9.17 Ft x 12.25 Ft  
2pc Bathroom 5.50 Ft x 5.58 Ft  
Primary Bedroom 13.00 Ft x 14.00 Ft

5pc Bathroom 10.00 Ft x 9.67 Ft  
Bonus Room 15.00 Ft x 13.25 Ft  
Bedroom 10.00 Ft x 10.83 Ft  
Bedroom 11.83 Ft x 13.50 Ft  
3pc Bathroom 5.25 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca