



## 40 Carrington Close Calgary Alberta

\$968,000

Welcome to your dream home, nestled in the family-friendly community of Carrington. This exquisite two-story walkout residence spans just over 2,800 square feet of living space, offering a luxurious yet comfortable living space with four bedrooms, three full bathrooms, and one half-bathroom. Situated on a south-facing lot that overlooks the walking paths and green space and is just steps from tranquil nature ponds, this home offers an exceptional blend of beauty and convenience. Upon entry, you are welcomed by an abundance of natural light, elegant design, upgraded lighting fixtures, 9-foot ceilings, and 8-foot doors on both the main and upper levels. The living room provides a cozy gathering space with large windows, featuring a custom-tiled accent wall and a contemporary gas fireplace, built-in shelving, and a coffered ceiling, ideal for family gatherings and entertaining. The kitchen is a culinary haven, equipped with built-in appliances, an induction cooktop, a massive 8.5-foot island with quartz waterfall countertops, ceiling-height two-tone cabinetry with soft-close hinges and undermounted lighting, a walk-in pantry, and an extended kitchen for ample storage. From the dining area, step onto the expansive 29-foot south-facing deck, complete with a sleek glass railing and a gas line for easy outdoor grilling—perfect for sunny-day relaxation or entertaining family and friends. On the upper level, the primary suite is exceptionally spacious, featuring an opulent ensuite with a shower enclosed in 10ml glass, a freestanding soaker tub, dual vanities, and a walk-in closet with built-in organizers. Two additional great sized bedrooms on the 2nd level share a four-piece bathroom, along with a cozy bonus room and a conveniently located laundry room with built-ins. The fully finished lower level offers a recreation room with an entertainment wall, wet bar, and a built-in co...

Recreational, Games room 13.67 Ft x 12.17 Ft

Bedroom 14.92 Ft x 11.00 Ft

Other 9.08 Ft x 4.33 Ft

Office 5.33 Ft x 4.92 Ft

3pc Bathroom 7.17 Ft x 4.83 Ft

Furnace 13.83 Ft x 7.25 Ft

Dining room 14.67 Ft x 9.75 Ft

Foyer 7.17 Ft x 4.75 Ft

Other 8.83 Ft x 3.33 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Bonus Room 12.58 Ft x 10.50 Ft

Primary Bedroom 17.50 Ft x 13.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Storage	13.25 Ft x 8.67 Ft	Other	8.75 Ft x 5.67 Ft
Living room	16.49 Ft x 15.50 Ft	5pc Bathroom	11.00 Ft x 9.67 Ft
Kitchen	14.67 Ft x 9.00 Ft	Bedroom	10.58 Ft x 10.00 Ft
Pantry	5.75 Ft x 5.58 Ft		