



## 62 Carrington Rise Calgary Alberta

\$649,999

Greetings from this impressive detached home in a prime Carrington, NW location with easy access to Stoney Trail. This stunning developed 2300 square foot, move-in ready home with 4 bedrooms and 3.5 bathrooms is something you won't want to miss. There's a front porch that adds character and a magnificent exterior that faces West as you approach the property. As you go in, you'll be amazed by the room's large living area, which has a large window that lets in tons of natural light and creates a warm and inviting atmosphere. With its quartz countertop, gas range, hood fan, & stainless steel appliances, and the eat-in kitchen area. With a view that overlooks the beautiful sky, cooking, and dining will become a delightful experience. The second level boasts 3 bedrooms, including a master bedroom with an ensuite washroom. Convenience is at its best with a laundry room located on the same level. Step outside to the spacious backyard, complete with a built-in gazebo, it's the perfect spot to enjoy summertime and host BBQ nights with friends or simply spend some quality time with family whilst enjoying sunsets. You can create your own home theatre or home gym with the additional living space provided by the finished basement. The basement has a separate side entrance with an additional bedroom and a full washroom. Several noteworthy amenities that improve communal living are also provided by this property. Savour the convenience of a basketball court, skate park, public artwork, Greenway Park playground, Greenway Plaza (coming soon), a potential school site, a future business district, and a Green Line LRT connection. Don't pass up this fantastic chance to buy a house that is convenient and comfortable. ...

4pc Bathroom 11.17 Ft x 5.08 Ft

Bedroom 10.08 Ft x 14.08 Ft

Recreational, Games room 12.25 Ft x 20.08 Ft

Furnace 7.75 Ft x 8.17 Ft

2pc Bathroom 4.42 Ft x 5.75 Ft

Dining room 8.50 Ft x 10.08 Ft

Foyer 7.58 Ft x 13.00 Ft

Kitchen 8.50 Ft x 13.25 Ft

Living room 15.58 Ft x 15.75 Ft

4pc Bathroom 8.00 Ft x 8.83 Ft

4pc Bathroom 13.83 Ft x 5.83 Ft

Bedroom 10.08 Ft x 10.67 Ft

Bedroom 10.08 Ft x 11.17 Ft

Laundry room 5.67 Ft x 6.50 Ft

Primary Bedroom 15.75 Ft x 16.92 Ft

Other 8.00 Ft x 7.83 Ft

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

Listing Presented By:



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