



## 851 Carrington Boulevard Calgary Alberta

\$584,999

Welcome to this stunning, modern 4-BEDROOM, 3.5-bath duplex with 9FT ceilings on both floors and 1841 SQFT of FINISHED LIVING SPACE in the desirable community of Carrington NW Calgary! The home has a NEW ROOF under WARRANTY providing peace of mind for years to come! The main floor features a welcoming foyer, a bright, OPEN-CONCEPT living room, a well-designed kitchen and dining area, and a convenient half bath. The kitchen boasts STAINLESS STEEL appliances, QUARTZ countertops, a chic tiled backsplash, ample cabinetry, a pantry, and a large island with an extended breakfast bar. Upstairs, the master bedroom offers a private retreat with a luxurious 4-PIECE ENSUITE and a WALK-IN closet. Two additional bedrooms, a 4-PIECE main bathroom, and a laundry closet complete the upper level for easy, everyday living. The FULLY FINISHED BASEMENT provides versatile living space ideal for entertaining with extra storage, a 4-PIECE bathroom, and a separate side entrance, offering additional flexibility. This home has a 2 car PARKING PAD with the option to build a double garage at the rear with convenient back alley access. Located in the family-friendly Carrington neighborhood, with parks, amenities, restaurants, daycares, grocery, and quick access to Stoney Trail for an easy commute. Don't miss the chance to make this beautiful home yours-- schedule a viewing today! (id:6769)

Family room 18.08 Ft x 10.58 Ft  
 Bedroom 10.00 Ft x 9.58 Ft  
 4pc Bathroom 8.00 Ft x 4.92 Ft  
 Living room 13.83 Ft x 11.25 Ft  
 Kitchen 12.42 Ft x 9.67 Ft  
 Dining room 12.50 Ft x 7.17 Ft  
 2pc Bathroom 5.83 Ft x 4.83 Ft

Primary Bedroom 13.50 Ft x 11.33 Ft  
 4pc Bathroom 8.00 Ft x 4.92 Ft  
 Other 6.67 Ft x 4.50 Ft  
 Bedroom 9.92 Ft x 9.25 Ft  
 Bedroom 9.25 Ft x 9.17 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



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