

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

MLS® #A2208156

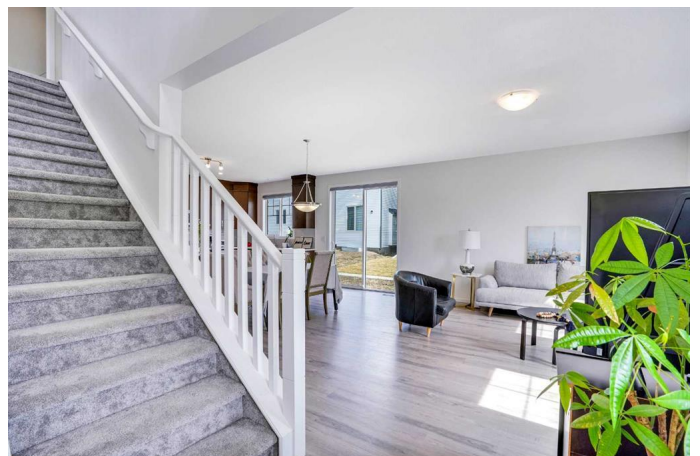
**\$709,990**

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-piece bathroom, 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 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 26  |
| Zoning         | R-G |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

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