

# \$968,000 - 40 Carrington Close Nw, Calgary

MLS® #A2228242

**\$968,000**

4 Bedroom, 4.00 Bathroom, 2,167 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

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 computer workstation, and a fourth bedroom with a 3-piece bathroom next to it, ideal for guests or extended family.

The walkout basement opens to a beautifully landscaped, fully fenced backyard with a low-maintenance design and a stamped concrete patio extending 29 feet across. Additional highlights include a 200 electrical panel, Exterior LED Track lights, a heated, insulated, and dry-walled double garage with built-in cabinets for ample storage. Situated just steps from natural ponds, pathways, parks, this home also provides convenient access to the Carrington Commercial Shopping Centre, bike paths, Stoney Trail, Deerfoot Trail, and is minutes from Calgary International Airport.

Built in 2021

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2228242  |
| Price          | \$968,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,167     |
| Acres          | 0.08      |
| Year Built     | 2021      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40 Carrington Close Nw |
| Subdivision | Carrington             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1P7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Soaking Tub |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop                                                                     |
| Heating           | High Efficiency, Forced Air, Natural Gas, Fireplace(s)                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                             |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        11  
Zoning                      R-G

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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