

14 Carrington Road NW  
Calgary, Alberta

MLS # A2299198



## \$979,900

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,662 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

7 BEDROOMS | 5 FULL BATHROOMS | DUAL PRIMARY SUITES UPSTAIRS | MAIN FLOOR BEDROOM & FULL BATHROOM | LEGAL BASEMENT SUITE | BACKING ON TO POND-NO NEIGHBOURS BEHIND | 4100+SQ.FT. TRADITIONAL (CONVENTIONAL) LOT | Welcome to this exceptional 7-bedroom home in the highly sought-after community of Carrington, perfectly situated on an oversized lot backing onto a peaceful pond. Offering 2,661 sq. ft. of thoughtfully developed living space, this beautifully upgraded residence blends modern style with practical design, making it ideal for growing families or multi-generational living. Step inside to discover a bright, open-concept layout enhanced by 9-foot ceilings, elegant quartz countertops, upgraded lighting, custom window coverings, and premium stainless steel appliances. The main floor is both functional and inviting, featuring a versatile flex room, a spacious bedroom, and a full 3-piece bathroom, making it perfect for guests or a home office. The welcoming great room, complete with an electric fireplace, flows seamlessly into a gourmet kitchen that boasts a large island with seating and abundant cabinetry, creating an ideal space for both entertaining and everyday living. Upstairs, you'll find four generously sized bedrooms, including dual primary suites with ensuite bathrooms, offering comfort and privacy for family members. A vaulted bonus room provides additional living space, while three full bathrooms and a conveniently located upper-level laundry room add to the home's practicality and ease of living. The fully developed legal basement suite offers incredible flexibility, featuring two additional bedrooms, a full bathroom, a spacious kitchen, and ample storage. With its own separate side entrance and dedicated laundry, this space is perfectly suited for extended family

or potential rental income. Additional highlights of the home include air conditioning for year-round comfort, laundry facilities on both the upper and lower levels, an oversized double attached garage, and large sunshine basement windows that allow for plenty of natural light. Outside, an expansive deck overlooks the serene pond, creating a perfect setting for relaxing or entertaining while enjoying the natural surroundings. Ideally located close to parks, green spaces, shopping, public transit, and all essential amenities, this remarkable home offers an outstanding combination of space, comfort, and location. Don't miss your chance to own this incredible property in a well-established and family-friendly neighborhood.