

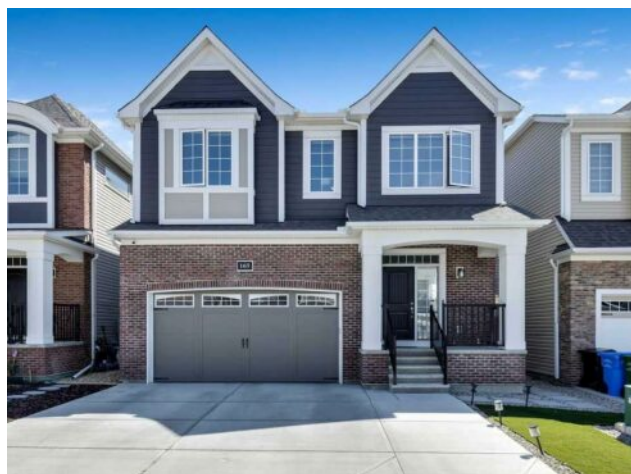


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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165 Carrington Close NW
Calgary, Alberta

MLS # A2234867



\$920,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,652 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Security System Doorbell and Cameras, Solar powered exterior lights, Clock On Dining Room Wall, Backyard Gazebo, Furniture and Sports Equipment, Garage Opener + 2 Remotes, 4 TV Wall Brackets

TONS OF CUSTOM UPDATES in this stunning home tucked away in a quiet cul-de-sac in sought-after Carrington, where thoughtful design, elegant upgrades, and exceptional functionality combine to create the ideal space for large or multi-generational families. With over 3,600 SF of beautifully finished living space, this 6 BEDROOM, 3.5 BATHROOM HOME offers comfort, flexibility, and future income potential. Meticulously maintained and move-in ready, this home is ideal for growing families, savvy investors, or anyone seeking space and versatility. Just steps from Carrington Lake, it offers a wonderful blend of modern living and outdoor lifestyle. Step inside to soaring 9' ceilings and elegant 8' doors, and sleek upgraded railings that add a touch of modern elegance throughout. The main floor is flooded with natural light thanks to oversized windows, creating a warm and inviting atmosphere from morning to night. A spacious den/flex room is ideal for a home office, study area, or kids' playroom. At the heart of the home, you'll find an impressive chef's kitchen featuring a massive quartz island, stainless steel appliances, gas stove, abundant cabinetry, and a walk-in pantry for all your storage needs. The kitchen seamlessly flows into a generous dining area and an expansive living room, anchored by a central gas fireplace with a stylish tile surround—perfect for everyday living and effortless entertaining. Upstairs, unwind in the expansive, sun-drenched bonus room—perfect for cozy family movie nights or a quiet retreat at the end of the day. The upper level features 9' ceilings, adding to the sense of space and light, along with four generously sized bedrooms, including a luxurious primary suite complete with a massive walk-in closet and a beautifully upgraded ensuite. For added convenience, the laundry room is also located

upstairs, making everyday chores that much easier. The \$70,000 upgraded finished illegal basement suite offers 2 bedrooms, a full bath, a spacious rec room, and soundproofed ceilings. With its own private side entrance, separate laundry, appliances, and pantry, it's perfect for extended family, guests, or conversion to a legal suite. Outside, over \$25,000 in upgrades include an extended concrete driveway, low-maintenance front turf, and a fully landscaped backyard with a spacious deck, charming gazebo, and basketball court—perfect for entertaining, relaxing, and family fun all summer. \$80,000 in upgrades: FULLY WRAPPED IN HARDIEBOARD EXTERIOR a rare upgrade not found in most other homes in the neighborhood, along with CALIFORNIA CLOSETS, BRAND NEW ROOF SHINGLES AND GARAGE DOOR, GARAGE HEATER, HIGH-EFFICIENCY CENTRAL AC. Ideally situated on a quiet street, this home is just minutes from scenic parks, walking paths, shopping, and access to Stoney Trail. A rare opportunity that seamlessly blends luxury, space, and lifestyle—this one truly has it all. Book your private showing today!