

## 1289 Carrington Boulevard NW Calgary, Alberta

**MLS # A2276273**



**\$569,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Insulated, On Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	None		

Experience comfortable and stylish living in this beautifully built fourplex by award-winning Truman Homes, with over 2,161 sq. ft. of well-planned space and no condo fees. This home offers the perfect balance of quality, function, and value for a growing family. Step inside to enjoy bright 9-foot ceilings, modern LED lighting, and durable wide plank Maestro Oak flooring that is both elegant and family-friendly. The open-concept layout makes everyday living and entertaining easy. The kitchen is designed for busy family life, featuring quartz countertops, full-height cabinetry, under-cabinet lighting, and a stainless steel appliance package with a gas range. It offers plenty of storage and workspace for cooking and gathering together. Upstairs, the primary bedroom provides a peaceful retreat with a boxed ceiling and a spa-inspired ensuite that includes a custom-tiled shower, dual sinks, and quality TRUspace cabinetry. Additional bedrooms offer flexible space for kids, a home office, or guests. Thoughtful upgrades include Kohler fixtures, oversized windows for natural light, smart USB outlets, and quality finishes throughout. The home is built for efficiency and comfort with a high-efficiency furnace, R-50 insulation, and an energy-saving hot water tank. A detached double garage, private outdoor spaces, and professional landscaping complete the package. Conveniently located close to parks, schools, shopping, and major routes, this home is an excellent opportunity for first-time buyers looking for long-term value and a great place to raise a family.