

\$624,900 - 567 Carrington Boulevard Nw, Calgary

MLS® #A2262600

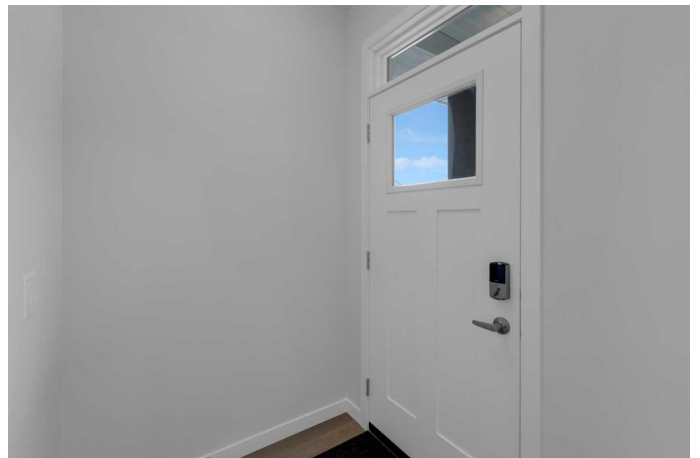
\$624,900

4 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

4 BEDROOMS ABOVE GRADE, WALK OUT BASEMENT that is roughed in for LEGAL 2 BEDROOM SUITE (w/city permits and approvals). Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1735 SF above grade of upgraded luxury! Nestled in the vibrant Northwest community of Carrington. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Enjoy the local pathways, environmental reserve - central pergola & seating areas and mixed level playground w/basketball court, skate park & more.! The COHEN offers a sprawling 1735 square feet of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with an abundance of cabinets, pot/pan drawers, and upgraded stainless steel appliances. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. Uniquely ON THE MAIN



FLOOR, you'll find a BEDROOM & FULL 4 PCE BATHROOM. Ascend to the second level where leisure meets luxury in the large central bonus room with vaulted ceilings – ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room (w/folding counter), strategically located on the same floor. The possibilities extend into the undeveloped WALKOUT basement that has separate ENTRY & ROUGH IN'S FOR 2 BEDROOM LEGAL SUITE (with city permits & approvals)... the utilities are tucked away for easy development. You'll find a pressure treated deck w/aluminum railings accessible from your kitchen! This home includes a 20 x 20 gravel parking pad and sod to the front & backyard. Don't miss the chance to own this never-lived-in gem with quick possession available. Experience the blend of luxury, comfort, and convenience in Livingston – welcome to your new dream home at the COHEN.

Built in 2025

Essential Information

MLS® #	A2262600
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,735
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

Community Information

Address	567 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Partially Finished, Exterior Entry, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	10
Zoning	R-2M

Listing Details

Listing Office	CIR Realty
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