

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

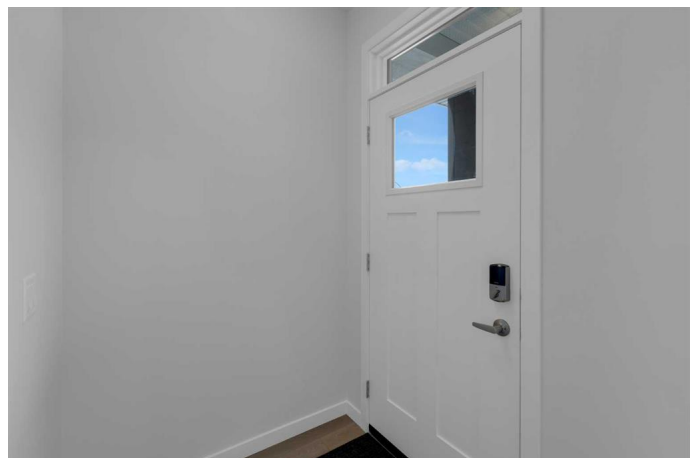
MLS® #A2262600

\$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, Exterior Entry, Walk-Out, Partially Finished

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 6
Zoning R-2M

Listing Details

Listing Office CIR Realty

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