



**GRASSROOTS**  
REALTY GROUP

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**136 Carringvue Place NW**  
**Calgary, Alberta**

**MLS # A2228884**



**\$859,900**

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

**Inclusions:** n/a

Step into this exceptional TRUMAN former showhome in Carrington, one of Northwest Calgary's most sought-after communities. This home showcases the builder's signature quality and attention to detail, offering refined craftsmanship, premium upgrades, and modern elegance throughout. This 3-bedroom, open-concept home is thoughtfully designed to blend comfort with sophistication. At the heart of the main floor is a stunning chef's kitchen, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk in pantry with built-in shelving. The kitchen flows into a breathtaking great room, highlighted by soaring two-story ceilings and a striking electric fireplace with a sleek tile surround—ideal for both relaxing evenings and vibrant gatherings. With 9' ceilings, luxury vinyl plank flooring, a versatile den, a stylish 2-piece powder room, and thoughtfully designed living spaces, the main floor is as practical as it is beautiful. Upstairs, the elegant primary retreat offers a tray ceiling, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a modern 4-piece bathroom, and a convenient upper-level laundry area complete the second floor. The unfinished basement comes with a separate side entrance, offering the potential to create a legal suite, home gym, or media space tailored to your needs. Distinctive Feature: As a former showhome, this property is packed with premium upgrades, including professionally installed Gemstone Lights—a permanent, customizable exterior lighting system that enhances curb appeal and adds year-round functionality for holidays, special occasions, or everyday ambiance. Don't miss your chance to own a showpiece of modern design and innovation in one of Calgary's

premier neighbourhoods.