

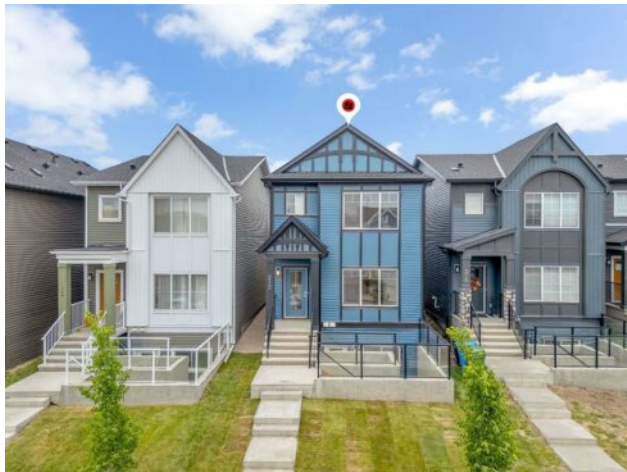


GRASSROOTS
REALTY GROUP

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372 Carringvue Place NW
Calgary, Alberta

MLS # A2234586



\$720,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

A Fantastic Home with a Legal Basement Suite and Double Detached Garage in Carrington! This beautifully built 2-storey home offers a total of 2,347 sq. ft. of living space, including a fully legal basement suite with its own separate entrance. The main floor features a bright, open layout with vinyl plank flooring, modern lighting, and a kitchen equipped with quartz countertops and stainless steel appliances. Upstairs has a practical layout perfect for families, with a primary bedroom that includes a 4-piece ensuite and a walk-in closet. There are two more generously sized bedrooms, a central family room, and convenient upper-floor laundry. Additional features include a high-efficiency furnace, drip humidifier, and excellent insulation—keeping energy costs down and year-round comfort up. The fully developed and permitted legal basement suite is a huge bonus. Whether you’re looking for a mortgage helper or a smart investment opportunity, this home is definitely worth a look. Outside, you’ll find a detached double garage for extra parking and storage, along with a low-maintenance backyard—perfect for relaxing or entertaining. Located in the sought-after community of Carrington, you’re close to parks, schools, shopping, and major roadways, all while enjoying the quiet charm of a newer NW Calgary neighborhood. Book your showing today and come see what this amazing home has to offer!