



GRASSROOTS
REALTY GROUP

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430 Carringvue Grove NW
Calgary, Alberta

MLS # A2235462



\$579,900

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,571 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Quartz Counters, Separate Entrance | | |

Inclusions: n/a

Located in the heart of Carrington, this architecturally refined TRUMAN-built home exemplifies the perfect blend of modern design and refined living. Set within one of Calgary's most sought-after communities, this residence offers more than just a home—it offers a lifestyle. With playgrounds just steps away, shopping close at hand, and effortless access to Stoney Trail, Carrington is where convenience meets elevated living. Whether commuting across the city, enjoying nearby amenities, or immersing yourself in Calgary's vibrant culture, this location is truly second to none. Step inside and walk up to an open-concept layout bathed in natural light. The chef-inspired kitchen is a true showpiece, showcasing full-height custom cabinetry, soft-close drawers and doors, gleaming quartz countertops, stainless steel appliances, and a spacious walk-in pantry—every element thoughtfully curated for those with a passion for quality. The kitchen seamlessly connects to the dining and living areas, where soaring 9-foot ceilings and luxurious LVP flooring create an inviting space ideal for both everyday living and elegant entertaining. A stylish two-piece bath and a functional mudroom further enhance the main level's practical design. Upstairs, a bright and versatile bonus room offers a cozy retreat, the primary bedroom provides a generous walk-in closet, and a 3-piece ensuite. Two additional bedrooms, a full bath, and an upper-floor laundry room complete the upper level—ensuring comfort and convenience for every member of the household. More than just a beautifully designed home, this is your chance to be part of one of Calgary's fastest-growing and most vibrant communities. With its impeccable finishings, ideal location, and move-in-ready appeal, this is a home that truly stands apart. Don't

miss the opportunity to live better in Carrington—where every detail has been thoughtfully crafted with you in mind.