

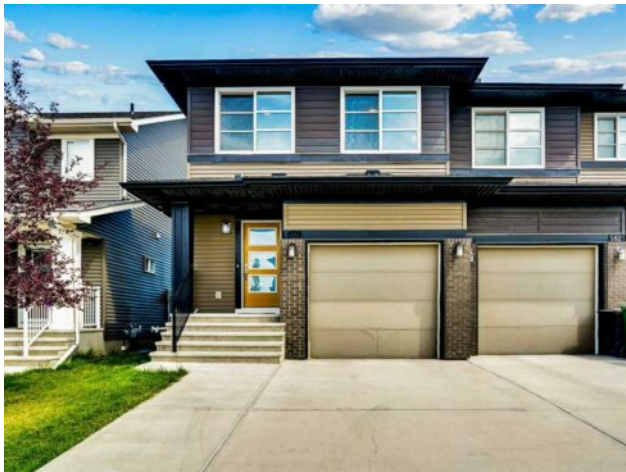


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

186 Carringvue Park NW
Calgary, Alberta

MLS # A2246941



\$639,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,653 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully finished semi-detached home in the tranquil community of Carrington. Backed onto a serene green space, this recently built property offers over 2,301 sq. ft. of total livable space, thoughtfully designed for comfort, style, and everyday living. Impeccably maintained and tastefully upgraded, the home combines modern elegance with practical functionality. The main floor welcomes you with 9-ft ceilings and an abundance of natural light through large windows and patio doors. The newly added gourmet kitchen features a chimney hood fan, built-in microwave, crown-molded cabinetry, stylish tile backsplash, a spacious walk-in pantry, and a functional island—perfect for both cooking and entertaining. The open-concept living and dining areas are enhanced by lovely laminate flooring, neutral grey tones with crisp white trim, and a cozy fireplace. A convenient half bath completes this level. Upstairs, the primary suite includes a generous walk-in closet and a luxurious 5-piece ensuite with a standing shower, double vanity, and soaker tub. Two additional bedrooms, a well-appointed 4-piece bathroom, and an upstairs laundry room offer both comfort and convenience for the whole family. The fully finished lower level expands your living options with a spacious multi-purpose room and a 4-piece bathroom - ideal as a home gym, media room, or guest space. Additional highlights include an oversized driveway, peaceful green space views, and a stylish, move-in-ready interior. Perfect for families seeking space, quality, and modern living, this home is ready to welcome its next chapter.