



**GRASSROOTS**  
REALTY GROUP

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**434 Carringvue Grove NW**  
**Calgary, Alberta**

**MLS # A2256824**



**\$564,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Carrington                      |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,581 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street                      |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane                       |               |                  |

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

**Inclusions:** n/a

In the heart of Carrington, this architecturally refined TRUMAN-built home captures the essence of modern design and elevated living. Perfectly positioned in one of Calgary's most desirable communities, it offers more than a place to live—it offers a connected, fulfilling lifestyle. With playgrounds just steps away, nearby shopping and dining, and effortless access to Stoney Trail, Carrington delivers the perfect blend of convenience and sophistication. Whether commuting across the city, enjoying local amenities, or immersing yourself in Calgary's vibrant culture, this location is truly unmatched. Step inside to discover an open-concept design bathed in natural light. The chef-inspired kitchen is the centerpiece of the home, boasting 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. Seamlessly connected to the dining and living areas, this space is enhanced by soaring 9-foot ceilings and luxurious LVP flooring, creating a warm and welcoming setting for both relaxed evenings and elegant entertaining. A stylish two-piece bath and functional mudroom add convenience and practicality to the main level. Upstairs, a bright and versatile bonus room serves as the perfect gathering space. The primary suite offers a private retreat with a generous walk-in closet and a beautifully finished 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and a well-placed laundry room complete the upper level, ensuring comfort and functionality for every member of the household. This is more than just a home—it is an opportunity to join one of Calgary's fastest-growing and most vibrant communities. With impeccable finishings, a thoughtfully designed layout, and

move-in-ready appeal, this residence stands apart. Don't miss your chance to Live Better in Carrington, where every detail has been crafted with care and designed for the way you live.