



GRASSROOTS
REALTY GROUP

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**170 Carringvue Park NW
Calgary, Alberta**

MLS # A2272246



\$540,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,496 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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Seize this rare chance to claim a stunning half-duplex in the desirable community of Carrington—a home that delivers unmatched privacy and incredible modern value. This property immediately distinguishes itself with its unique pie-shaped lot and the huge advantage of no rear neighbors, ensuring your expansive, fully fenced backyard is a truly serene oasis. The southeast-facing yard, complete with a deck, patio, and underground sprinklers, is a spectacular setting for outdoor enjoyment and complete relaxation. Step inside and be greeted by a bright, open-concept floor plan, accentuated by soaring 9-foot ceilings and elegant Luxury Vinyl Plank flooring on the main level. The chef's delight kitchen is thoughtfully designed, showcasing sleek stainless steel appliances, premium quartz countertops, an inviting eating bar, and soft-closing drawers. This culinary hub is perfectly positioned to serve the spacious dining area, making it ideal for entertaining. Upstairs, the generous primary bedroom provides a genuine private retreat, complete with a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms offer abundant natural light and share a spacious 4-piece bathroom. The convenience of an upper-level laundry room makes daily chores a breeze. Enjoy year-round comfort with central air conditioning and the convenience of an insulated attached garage. The full and unfinished basement is a blank canvas, offering endless potential and featuring rough-in plumbing for a future bathroom. Nestled in a fantastic community with easy access to shopping, parks, and major routes like Stoney Trail, this home is the perfect combination of modern living, privacy, and future potential. Priced to sell, this exceptional residence is a smart investment—schedule your showing today!