



GRASSROOTS
REALTY GROUP

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132 Carringsby Avenue NW
Calgary, Alberta

MLS # A2277289



\$818,888

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan		

Inclusions:	Na
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Experience elevated luxury living in the prestigious NW community of Carrington. This stunning custom Truman-built home offers 2,340 sq. ft. of refined living space, showcasing timeless design, exceptional craftsmanship, and premium upgrades throughout. The open-concept main floor features 9-foot ceilings, abundant natural light, and a chef-inspired gourmet kitchen with gas range, chimney hood fan, marble backsplash, oversized island, and under-cabinet lighting. The elegant living room is anchored by a gas fireplace, creating the perfect space for entertaining. A main-floor bedroom with a full 4-piece bath adds rare flexibility for guests or multigenerational living. Upstairs, enjoy four spacious bedrooms, a bonus/family room, upper-level laundry, and two full bathrooms, including a luxurious primary retreat with a spa-like 5-piece ensuite and walk-in closet. Meticulously maintained and in prestige condition, this exceptional home blends luxury, comfort, and functionality in one of NW Calgary's most sought-after communities. A rare opportunity not to be missed.