



GRASSROOTS
REALTY GROUP

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392 Carringvue Place NW
Calgary, Alberta

MLS # A2278128

\$800,000



Open House

Jan 18
2:30-4:40 Pm

- Prime Location
- Large Lot
- Upgraded Home
- 9 Ft Flat Ceilings
- High-end Windows Coverings



Division: Carrington

Type: Residential/House

Style: 2 Storey

Size: 2,350 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.12 Acre

Lot Feat: Irregular Lot

Heating: Central

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

This exceptionally upgraded single detached residence in Carrington offers a refined balance of modern luxury, thoughtful design, and everyday functionality—perfectly suited for discerning homeowners seeking comfort, style, and long-term value. Step into an elegant open-concept main floor showcasing 9-FT CEILINGS, premium FLAT-CEILING finishes, and durable vinyl flooring throughout, combining timeless aesthetics with effortless maintenance. Nearly all light switches have been upgraded to smart switches, enhancing convenience and modern living. HIGH-END window coverings add both style and privacy throughout the home. The main living area is anchored by a sleek electric fireplace, adding warmth and contemporary charm, while OVERSIZED WINDOWS and strategically placed pot lighting fill the space with natural light. At the heart of the home is an executive chef-inspired kitchen, beautifully appointed with FULL-HEIGHT CABINETRY, GRANITE countertops, and a large center island that enhances both functionality and everyday use. Premium features include a super single stainless steel sink, gas cooktop, chimney-style hood fan, and stainless steel appliances. An existing electrical plug allows for easy conversion to an electric cooktop if desired, offering added flexibility for future preferences. Designed with versatility and inclusivity in mind, the home features a MAIN-FLOOR BEDROOM with a FULL BATHROOM, providing an ideal arrangement for guests, seniors, or multi-generational living. Upstairs, the primary suite offers a comfortable and private retreat, featuring an OVERSIZED shower, UPGRADED rainfall showerhead, and top-mount double sinks. The professionally finished basement, also enhanced with 9-ft ceilings, offers expansive and flexible living space—ideal for a home theatre, fitness studio,

children's play area, or entertainment lounge, allowing the home to adapt seamlessly to evolving lifestyle needs. Set on a LARGE PIE-SHAPED LOT, the property boasts a beautifully landscaped backyard, creating a private outdoor space ideal for relaxing, entertaining, and family gatherings. Ideally positioned in the heart of Carrington, this home is within walking distance to parks, ponds, scenic pathways, grocery stores, restaurants, and everyday conveniences. A short drive connects you to Costco, H Mart, T&T Supermarket, Superstore, Home Depot, CrossIron Mills, the library, and Vivo Recreation Centre, while immediate access to Stoney Trail and Deerfoot Trail ensures effortless commuting throughout the city. This residence presents a rare opportunity to own a thoughtfully upgraded, well-balanced home in one of NW Calgary's most desirable communities. Please call for a private viewing before it's gone.