



GRASSROOTS
REALTY GROUP

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124 Carringvue Place NW
Calgary, Alberta

MLS # A2293009



\$819,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: Suite appliances also included (fridge, stove, dishwasher, OTR microwave, washer/dryer) & stove in spice kitchen.

Welcome to Carrington – enjoy the benefits of living in an established NW neighborhood that brings a plethora of amenities right to your doorstep, along with quick access to major roadways. The community features two scenic storm ponds with pathway systems, environmental reserves, and playgrounds for all ages. Introducing the COLLINGWOOD – a brand-new home built by Excel Homes, an award-winning builder with over 35 years of experience, more than 15,000 homes constructed, and 75 industry accolades. This exceptional home offers 2,226 sq ft of beautifully upgraded living space, designed for families and entertaining, and features FIVE BEDROOMS ABOVE GRADE – including four on the upper level plus a main floor bedroom with a full bath; along with a FULLY DEVELOPED LEGAL, 2 bedroom SUITE . The chef-inspired kitchen is a true showstopper with a large central island, built-in stainless steel appliances, an abundance of crisp white cabinetry, and a cooktop with pot filler faucet. A fully equipped spice (summer) kitchen complements the main kitchen, offering matching cabinetry, stove, hood fan, and sink. The rear of the home is lined with expansive windows, flooding the space with natural light, while oversized patio doors lead to your sunny SOUTH-FACING backyard. The open-concept great room and dining area provide excellent space for family living and entertaining, enhanced by 9' ceilings and luxury vinyl plank flooring throughout the main floor. Upstairs you'll find four spacious bedrooms, thoughtfully designed for privacy, including a stunning primary suite separated by a vaulted bonus room. The primary retreat offers a large walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and a separate shower. A convenient laundry room and full family bath complete this level. The fully

developed basement offers incredible value with a private side entrance leading to a LEGAL 2-bedroom suite, ideal for rental income, extended family, or a live-in nanny. Finished to the same high standards as the main home, this suite includes a full kitchen with stainless steel appliances, family room, two bedrooms, full bath, and its own laundry. Mechanical systems are fully separated with two furnaces and two hot water tanks. Your front attached garage also offers an EV CHARGING PORT. This is a must-see home offering space, flexibility, and income potential, all in an exceptional location and backed by the trusted quality of Excel Homes.