



**186 Carringvue Park NW
Calgary, Alberta**

MLS # A2304371



\$639,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,653 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Rear Drive, Single Gar		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot		

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

Inclusions: n/a

BACKS ONTO GREEN SPACE | OVER 2,301 SQ. FT. LIVABLE SPACE | FULLY FINISHED BASEMENT Experience modern elegance in this impeccably maintained semi-detached home, perfectly situated on a serene green space in the desirable community of Carrington. This recently built property offers over 2,301 sq. ft. of total finished living area, blending premium upgrades with a thoughtful, open-concept design. **PROPERTY HIGHLIGHTS:** Gourmet Kitchen: Features a central island, chimney hood fan, built-in microwave, crown-molded cabinetry, and a spacious walk-in pantry. Main Level: 9-ft ceilings and expansive windows/patio doors flood the space with natural light. Includes high-end laminate flooring, a cozy fireplace, and a neutral palette. Primary Retreat: A generous primary suite with a large walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, standing shower, and double vanity. Upper Level Convenience: Two additional well-sized bedrooms, a 4-piece bathroom, and a dedicated upstairs laundry room. Fully Finished Lower Level: Expands your footprint with a massive multi-purpose room and a full 4-piece bathroom—ideal for a home theatre, gym, or guest suite. Exterior: Enjoy peaceful nature views and the convenience of an oversized driveway.