



**GRASSROOTS**  
REALTY GROUP

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**353 Carringvue Place NW**  
**Calgary, Alberta**

**MLS # A2193860**



**\$839,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,052 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this stunning 3-bedroom home, featuring a spacious primary suite with a luxurious 4-piece ensuite and a walk-in closet. Spanning 2,051 sq. ft., this beautifully designed home offers a functional main floor with a well-appointed kitchen, a convenient pantry, and a mudroom for added storage. Enjoy the versatility of basement access from both inside and outside, perfect for future development or a separate living space. This home is a must-see—schedule your viewing today!