



GRASSROOTS
REALTY GROUP

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**42 Carringwood Street NW
Calgary, Alberta**

MLS # A2201575



\$869,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters		

Inclusions: window coverings

Wow! 5 Bedrooms Home Under \$870,000! Open House: April 19th & 20th: 2pm - 4pm. *Watch the video* Stunning Showstopper in Carrington! This luxurious, fully upgraded 5-bedroom home is designed to impress! Boasting over 2,800 SQFT of functional living space and featuring \$100,000+ in upgrades, this masterpiece offers elegance, comfort, and convenience in one of NW Calgary's most sought-after communities—Carrington. Perfectly situated just minutes from amenities and easy access to Stoney Trail, this home is ideal for families. 44FT WIDE LOT | 5 BEDROOMS | 3 FULL BATHROOMS | \$100K+ IN UPGRADES | MAIN FLOOR BEDROOM + FULL BATH | NO CARPET | GORGEOUS CHEF'S KITCHEN | 10FT CEILINGS | 8 FT DOORS | 4 BED UP + BONUS ROOM. Step inside and experience a thoughtfully designed layout that maximizes space & functionality. The entire home is adorned with upgraded luxury vinyl plank flooring—no carpets! The bright and spacious living room is illuminated by pot lights and features an upgraded floor-to-ceiling tiled gas fireplace, creating the perfect ambiance for relaxation. The chef's dream kitchen is a showpiece in itself. Featuring Level 4 Rainstorm Blue cabinets with gold handles, a sleek and elegant Miami White quartz countertop, and a full-height designer backsplash, this kitchen is both stylish and functional. High-end top-of-the-line wifi appliances complement the space, while the large center island, topped with a stunning Eternal Marquina quartz countertop, adds a touch of luxury and sophistication. The island's extra storage and expansive surface make it perfect for meal prep and entertaining. The main floor also includes a flex bedroom—ideal for guests, parents, or a home office—along with a fully upgraded bathroom that boasts an upgraded

glass-enclosed shower with full tile surround, upgraded tile flooring and upgraded black hardware. A spacious mudroom with ample storage completes this level, ensuring convenience for everyday living. Walking upstairs, you'll love the featured spindle bronze hand-railing complementing with your flooring colours. The central bonus room with pot lights is a fantastic area for your movie nights or family gatherings. The second floor hosts four generously sized bedrooms, each featuring its own walk-in closets - a rare and valuable feature for growing families. The primary suite is a true retreat, offering a massive bedroom space with an elegant spa-like ensuite that includes dual sinks, extra drawers, a standing glass shower with full tile surround, and sleek black hardware. The second shared bathroom mirrors these high-end finishes, ensuring style and functionality throughout. A convenient second-floor laundry room (with SINK ROUGH-IN) completes this level. This home is future-ready with a rough-in for built-in speakers, allowing you to create an immersive audio experience. The unfinished basement provides endless possibilities for customization. This home is a true gem with modern elegance , all within a prime NW Calgary location.