



GRASSROOTS
REALTY GROUP

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44 Carringvue Link NW
Calgary, Alberta

MLS # A2207603



\$590,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,458 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

Nestled in the heart of Calgary's Northwest, this stunning semi-detached home offers nearly 2,200 square feet of meticulously designed living space in the highly sought-after Carrington community. Boasting 4 spacious bedrooms and 3.5 bathrooms, the residence is an exquisite blend of modern comfort and refined elegance. Upon arrival, you'll notice the newly installed extended-life roof and newly installed siding, ensuring both durability and curb appeal. The foundation for a future double detached garage has already been laid, complete with a double concrete parking pad, and a generous secondary deck—built just last year—invites al fresco dining and evening relaxation under the western sky. Inside, the main floor welcomes you with luxury vinyl plank flooring that flows seamlessly from the bright living room—anchored by an electric fireplace—to the generous kitchen. Here, quartz countertops and an over-the-range microwave with integrated venting complement high-end cabinetry, creating a chef's dream workspace. A second electric fireplace adds warmth and ambiance to the heart of the home, making it the perfect setting for gatherings or quiet nights in. Ascend to the upper level to discover the tranquil primary suite, complete with a walk-in closet and a spa-like ensuite bathroom. This spacious retreat easily accommodates a king-sized bed, leaving ample room for additional seating or a reading nook. Two additional bedrooms and a full bathroom share this floor, alongside a dedicated laundry room equipped with top-of-the-line washer and dryer units—ensuring chores are handled with ease and efficiency. The fully finished basement expands the home's versatility, featuring a cozy living area warmed by a gas fireplace, a fourth bedroom, and a full bathroom with heated

floors—perfect for guests. Ample storage and utility space round out this level, offering practical solutions without compromising style. Outside, Carrington’s renowned walkability, 65 acres of interconnected green spaces, and mountain-view pathways provide a vibrant backdrop for this exceptional home, blending suburban tranquility with convenient access to Stoney Trail and downtown Calgary.