



GRASSROOTS
REALTY GROUP

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43 Carringvue Place NW
Calgary, Alberta

MLS # A2209090



\$879,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)		

Inclusions: n/a

Nestled in the desirable community of Carrington NW, Calgary, this stunning TRUMAN-built home offers exceptional convenience with easy access to Deerfoot, Stoney Trail, as well as nearby parks, scenic pathways, shopping, and schools. Designed for modern living, this spacious 4-bedroom, open-concept home effortlessly blends functionality with style. Upon entry, you're welcomed by a bright and inviting Chef's Kitchen, featuring full-height cabinetry with soft-close doors and drawers, sleek Quartz countertops, and a premium stainless steel appliance package. The kitchen seamlessly flows into the dining area and expansive Great Room, creating the perfect setting for both everyday living and entertaining. The main floor is further enhanced by 9' ceilings and beautiful LVP flooring throughout, along with a convenient 4-piece bathroom, a practical mudroom, and a versatile bedroom—ideal for guests or multi-generational living. Upstairs, the luxurious Primary Bedroom offers a peaceful retreat, complete with a stunning tray ceiling, a spa-like 5-piece ensuite, and a spacious walk-in closet. A versatile Central Bonus Room provides additional space for relaxation or recreation. The upper floor also includes two additional generously-sized bedrooms, a stylish 4-piece bathroom, and a well-appointed laundry area, ensuring both comfort and convenience. The unfinished basement, with its separate side entrance, presents endless possibilities for customization to suit your needs—whether you envision additional living space, a home gym, or a media room. Bright, airy, and thoughtfully designed, this TRUMAN home is ready for you to move in and make it your own. With its perfect blend of modern luxury and practical design, this home offers an exceptional living experience in one of Calgary's most sought-after communities. *Photo gallery of similar home*

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