

**42 Carringwood Street NW**  
**Calgary, Alberta**

**MLS # A2223178**



**\$864,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,808 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters		
<b>Inclusions:</b>	None		

\*Open House Weekend: Sat, June 7th & Sun, June 8th | 3:00 PM - 5:00 PM\*Wow! 5 BEDROOMS Gorgeous Home Under \$865,000  
 \*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. . 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| BRAND NEW FENCING & LANDSCAPPING . Perfectly situated just minutes from amenities and easy access to Stoney Trail, this home is ideal for families. 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&mdash;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. This home is a true gem with modern elegance , all within a prime NW Calgary location.