

80 Carringwood Grove NW
Calgary, Alberta

MLS # A2354964

\$949,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,748 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Walk-In Closet(s)		
Inclusions:	N/A		

Discover exceptional luxury and thoughtful design in this beautifully upgraded home, offering premium finishes, modern elegance, and outstanding functionality throughout. The main floor impresses with 9-foot ceilings, 8-foot doors, recessed pot lighting, upgraded flooring, motorized blinds, and a stunning fireplace with a designer tile surround. A custom mudroom provides additional storage, while the versatile flex room features an eye-catching 3D accent wall with spotlighting. The chef-inspired kitchen boasts premium built-in appliances, a gas range, a chimney-style hood fan, granite countertops, a striking waterfall island with double-sided cabinetry, a tiled ceiling feature, and a spacious walk-in pantry. Upstairs, the luxurious primary suite features a 5-piece ensuite with a 10mm glass shower and a custom his-and-hers California-style closet. Additional bedrooms offer custom closets, while the main bathroom features dual vanities and a large bay window. An upgraded laundry room with a sink, extra storage, and steam-cleaning appliances adds convenience. Additional highlights include central A/C, glass stair railings, an extended concrete driveway, fully landscaped and fenced yards, solar outdoor lighting, a composite deck, and an 8-foot garage door with gas line rough-in. The fully developed basement offers exceptional flexibility, featuring three spacious rooms along with a 2-bedroom, 1-bathroom layout complete with a kitchen and living area, ideal for extended family or potential rental income, subject to municipal approval. A rare combination of upscale finishes, functional living spaces, and exceptional upgrades—this move-in-ready home is truly a must-see!