

## 43 Carringvue Place NW Calgary, Alberta

**MLS # A2209090**



# \$849,900

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

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

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | 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\*