



186 Carringvue Park NW  
Calgary, Alberta

MLS # A2304371



**\$599,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Rear Drive, Single Gar		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** n/a

**BACKS ONTO GREEN SPACE | OVER 2,301 SQ. FT. LIVABLE SPACE | FULLY FINISHED BASEMENT** Experience modern elegance in this impeccably maintained semi-detached home, perfectly situated on a serene green space in the desirable community of Carrington. This recently built property offers over 2,301 sq. ft. of total finished living area, blending premium upgrades with a thoughtful, open-concept design. **PROPERTY HIGHLIGHTS:** Gourmet Kitchen: Features a central island, chimney hood fan, built-in microwave, crown-molded cabinetry, and a spacious walk-in pantry. Main Level: 9-ft ceilings and expansive windows/patio doors flood the space with natural light. Includes high-end laminate flooring, a cozy fireplace, and a neutral palette. Primary Retreat: A generous primary suite with a large walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, standing shower, and double vanity. Upper Level Convenience: Two additional well-sized bedrooms, a 4-piece bathroom, and a dedicated upstairs laundry room. Fully Finished Lower Level: Expands your footprint with a massive multi-purpose room and a full 4-piece bathroom—ideal for a home theatre, gym, or guest suite. Exterior: Enjoy peaceful nature views and the convenience of an oversized driveway.