



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**80 Carringwood Grove NW
Calgary, Alberta**

MLS # A2318867



\$999,999

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		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Other, Rectangular Lot		

Heating:	Exhaust Fan, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)

Inclusions: NA

This stunning home showcases an exceptional level of upgrades and thoughtful finishes throughout. The extended concrete driveway welcomes you to a property designed for both luxury and functionality. Inside, enjoy 9-foot ceilings, 8-foot doors, and recessed pot lighting in every room, creating a bright, open, and elevated feel. The living area features a striking fireplace with a luxury tile surround as a centerpiece. Remote-operated blinds add convenience, while upgraded flooring and a custom-built mudroom with extra storage enhance daily living. The gourmet kitchen is a chef's dream: built-in appliances including a gas range, upgraded sink, chimney-style range hood, and a dramatic 2,800 CFM, waterfall island with double-sided cabinets. The kitchen also features a tiled ceiling detail, a spacious walk-in pantry, and Granite countertops throughout. The primary bedroom offers a double-door entry to a his-and-hers California-style closet and a 5-piece ensuite with 10mm glass standing shower, tile flooring, and premium finishes. The second floor has upgraded carpet, and the common bathroom features dual vanities, tile flooring, and a large bay window that floods the space with natural light. All bedrooms include California-style closets and a linen closet for added storage. The upgraded laundry room includes a sink, extra closet space, and high-efficiency steam-cleaning washers. Additional upgrades include central air conditioning, front and rear fully landscaped and fenced yard with solar lighting, a composite deck, glass railings throughout the stairs, an exterior water hose, and a 3D accent wall with spotlighting in the flex room. The garage features an 8-foot door with a gas line rough-in. The fully upgraded basement offers excellent income or multi-generational potential, with three large rooms plus a complete 2-bedroom, 1-bath, kitchen and living area. This

home blends modern luxury, energy efficiency, and functional design — move-in ready and built to impress.