



**GRASSROOTS**

REALTY GROUP

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132 Carringsby Avenue NW  
Calgary, Alberta

MLS # A2320067



**\$735,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	2020 (6 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>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** na

Experience elevated luxury living in the prestigious NW community of Carrington. This stunning Truman-built home offers 2,340 sq. ft. of beautifully designed living space and was purchased with nearly every available builder upgrade, showcasing exceptional quality and thoughtful design throughout. The home also features a desirable south-facing front exposure, allowing for abundant natural light. The open-concept main floor features 9-foot ceilings and large windows that fill the home with natural light. At the heart of the home is a chef-inspired gourmet kitchen complete with a gas range, chimney hood fan, marble backsplash, oversized island, and under-cabinet lighting—perfect for both everyday living and entertaining. The elegant living room is anchored by a gas fireplace, creating a warm and inviting space for family and guests. A rare main-floor bedroom with a full 4-piece bathroom provides outstanding flexibility for guests, multigenerational living, or a private home office. Upstairs you’ll find four additional spacious bedrooms, creating a rare 5-bedroom above-grade layout that is incredibly difficult to find without sacrificing living space. This ideal configuration is perfect for large families, multigenerational households, or those needing extra space for offices, hobbies, or fitness rooms. The upper level also features a large bonus room, convenient upper-level laundry, and two full bathrooms, including a luxurious primary retreat with a spa-inspired 5-piece ensuite and walk-in closet. The basement features 9-foot ceilings, offering excellent potential for future development. Outside, the property is fully landscaped and fenced, providing a private and move-in-ready outdoor space. Ideally located just minutes from shopping, grocery stores, restaurants, parks, and everyday amenities, and only a short walk to the nearby pond and scenic pathways, this home

perfectly balances luxury living with everyday convenience. Meticulously maintained and in pristine condition, this upgraded home is a rare opportunity in one of NW Calgary's most desirable communities.