



GRASSROOTS
REALTY GROUP

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47 Carringvue Passage NW
Calgary, Alberta

MLS # A2324033



\$859,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity, Electricity Connected, Natural Gas, Natural
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: -

Welcome to this beautifully maintained, two-story home in the highly sought-after community of Carrington. Offering 2,245 sq. ft. of thoughtfully designed living space, this stunning home features 3 spacious bedrooms, 2.5 bathrooms, a walkout basement, and modern finishes throughout. All 3 levels are 9 ft high ceiling. Step inside to discover a bright, open-concept main floor highlighted by soaring ceilings that create an inviting sense of space. The stylish kitchen is beautifully appointed with quartz countertops, a large center island, and ample cabinetry, seamlessly connecting to the dining area and spacious living room perfect for everyday living and entertaining. A versatile main-floor den offers the ideal space for a home office or study, while a convenient 2-piece powder room completes the main level. Upstairs, you'll be welcomed by a spacious bonus room featuring vaulted ceilings, creating the perfect retreat for movie nights or family gatherings. The primary suite offers a generous walk-in closet and a luxurious 5-piece ensuite with double vanities. Two additional well-sized bedrooms are complemented by a full 4-piece bathroom, while the conveniently located upper-level laundry room adds everyday practicality and convenience. The unfinished walkout basement presents endless opportunities to create the space you've always envisioned, most of the basement and the garage dry wall has been completed. Featuring large windows that fill the lower level with natural light and direct access to a concrete patio, it's perfectly suited for future development while already providing an excellent foundation for indoor-outdoor living. Additional highlights include vinyl plank and tile flooring, vinyl windows, a rough-in for a future basement bathroom, a double attached garage with front driveway parking, and a private backyard. Ideally located in

the family-friendly community of Carrington, you'll enjoy easy access to parks, playgrounds, scenic ponds, shopping, and everyday amenities. Combining modern finishes, thoughtful design, and exceptional future potential, this move-in-ready home offers an outstanding opportunity to own in one of Calgary's fastest-growing northwest communities.