



**300 Carringvue Place NW
Calgary, Alberta**

MLS # A2324870



\$949,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,444 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Radon Reduction System, 75 Gallons water tank

Step into this exceptional TRUMAN 2 storey single family home in Carrington, one of Northwest Calgary's most sought-after communities. This home showcases the builder's signature quality and attention to detail, offering refined craftsmanship, upgrades, and much more. At the heart of the main floor is a stunning chef's kitchen, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk in pantry with built-in shelving. The kitchen flows into a breathtaking dining room with patio door to the over size balcony, highlighted by soaring two-story ceilings and a striking fireplace with a sleek tile surround—perfect for relaxing evenings and vibrant gatherings in the spacious livingroom. With high ceilings, luxury vinyl plank flooring throughout, a versatile den, a stylish 2-piece powder room, and thoughtfully designed living spaces, the main floor is as practical as it is beautiful. Upstairs features 3-bedroom, open-concept home is thoughtfully designed to blend comfort with sophistication. The elegant primary offers, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a modern 4-piece bathroom, and a convenient upper-level laundry area complete the second floor. The unfinished basement comes with a WALKOUT, offering the potential to create a legal suite, home gym, or media space tailored to your needs. Distinctive Feature: 2 Ponds view directly from the livingroom/dinning room area, playground just behind the home, upgraded to 75 gallons hot water tank, water softener and built in Radon Reduction system. Don't miss your chance to own a showpiece of modern design and innovation in one of Calgary's premier neighbourhoods.