



GRASSROOTS
REALTY GROUP

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186 Carringvue Park NW
Calgary, Alberta

MLS # A2342721



\$579,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,667 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Rear Drive, Single Gar		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to 186 Carringvue Park NW, a stunning semi detached home nestled in the heart of Calgary's vibrant community of Carrington. This exquisite property offers over 2,300+ sq ft of living space, thoughtfully designed to provide both comfort and style for modern family living. As you step inside, you are greeted by an inviting open floorplan that seamlessly connects the living, dining, and kitchen areas, creating an ideal space for entertaining guests or enjoying quality time with family. The living room features a cozy fireplace, perfect for those chilly Calgary evenings, and the kitchen is a chef's delight, boasting a spacious kitchen island, sleek quartz countertops, and stainless steel appliances including a dishwasher, gas stove, chimney hood, and refrigerator. The main floor also offers a convenient 2pc bath for guests. Upstairs, the home continues to impress with a luxurious primary bedroom complete with a 5pc ensuite and a walk in closet, providing a private retreat for homeowners. Two additional well sized bedrooms, a 4pc bath, and a laundry room complete the upper level, ensuring ample space for the whole family. The fully finished basement adds incredible value, featuring a separate entrance, a 4pc bath, a second kitchen, a spacious recreation room, and a utility room, making it an ideal space for an illegal suite or extended family living. The home is equipped with a washer and dryer and offers plenty of storage throughout. Step outside to your private backyard, perfect for summer barbecues and outdoor relaxation. The community of Carrington is renowned for its family friendly atmosphere, featuring a park, playground, schools nearby, shopping, sidewalks, and street lights, making it a desirable location for families and professionals alike. This property is a rare find, combining modern amenities with a prime location, and it is ready for you to

move in and make it your own. Don't miss this opportunity to own a piece of Carrington's finest real estate. Schedule your viewing today and experience the charm and convenience of 186 Carringvue Park NW for yourself.