



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

406 Carringvue Grove NW
Calgary, Alberta

MLS # A2343638



\$659,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,755 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, See Remarks, Stone Counters		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer - In Lower Suite

BRAND NEW STUNNING HALF DUPLEX boasting 1754 SF, 4 BEDROOMS ABOVE GRADE, FOUR FULL BATHS and a FULLY DEVELOPED LEGAL BASEMENT SUITE (fully permitted)! (BOTH SIDES OF THIS DUPLEX ARE AVAILABLE FOR SALE). Introducing the RIO by EXCEL HOMES. Nestled in the vibrant Northwest community of Carrington. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Enjoy the local pathways, environmental reserve - central pergola & seating areas and mixed level playground w/basketball court, skate park & more. The expansive floor plan is impressively upgraded. This home is bright and sunny with a reverse WALKOUT BASEMENT, exclusive to Phase 6 of Carrington. The main floor is open and spacious w/a cozy great room that flows into the the dining nook and L-shaped kitchen. To the rear of the main floor, you'll find a bedroom and full bath; perfect for generational living, guests or home office / business! Your gourmet kitchen boasts an abundance of full height cabinets, large island, pot/pan drawers & stone counters. Gorgeous white railings lead to the 2nd level where you'll find a central bonus room (w/vaulted ceilings & pot lighting), that separates the two additional bedrooms from the primary suite. The primary suite features dual vanity spa like ensuite. All bathrooms have stone counter tops & the fixturing is "black farmhouse". To complete the second floor is another full bathroom, and a laundry room. The front walk out basement has an exceptional 1 bedroom suite, built to upstairs standards - also filled with natural daylight & offers its own SS appliances, separate

washer/dryer, stone countertops & LVP flooring! This home includes front yard sod and a rear 20x20 parking pad! Don't miss the chance to own this never-lived-in gem with quick possession available. Its the perfect home for a large family, income helper or generational living! Experience the blend of luxury, comfort and convenience. This is a "certified Built Green home w/GOLD STATUS".