



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

410 Carringvue Grove NW
Calgary, Alberta

MLS # A2343642



\$674,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,758 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Off Street, Parking Pad, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s)

Inclusions: Suite appliances incl fridge, stove, dishwasher, microwave hood fan and washer/dryer combo.

BRAND NEW STUNNING HALF DUPLEX beautifully located on a LARGE PIE LOT ... boasting 1757 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 STANDARD RATING).