



GRASSROOTS
REALTY GROUP

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35 Carringvue Street NW
Calgary, Alberta

MLS # A2346695



\$1,025,999

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2018 (8 yrs old)
Beds:	7	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Bookcases, Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: All Basement Appliances

Welcome to this exceptional 2,500 sq. ft. custom SHOW-HOME grade residence in Carrington South, showcasing premium builder upgrades and thoughtful owner enhancements throughout. Situated on a CORNER, EAST-facing WALKOUT lot, this residence offers direct POND, MOUNTAIN and NW landscape VIEWS from the family room and the primary suite. The main floor features 9-ft ceilings, 5-inch ENGINEERED HARDWOOD, and a stunning two-tone kitchen with an 8-ft ISLAND and a dedicated SPICE KITCHEN complete with its own electric stove, microwave, range hood, and second sink. A MAIN FLOOR bedroom with a full three-piece ensuite offers flexibility for guests or multi-generational living. Upstairs, the second floor offers 4 bedrooms, 2 full bathrooms, and a large bonus room, headlined by a primary retreat with a walk-in closet, five-piece ensuite, and UNOBSTRUCTED POND views. The PROFESSIONALLY finished walkout basement includes a LEGAL SUITE (approx. \$75,000 invested) with two additional bedrooms, a four-piece bath, its own kitchen/nook, living space, and stackable laundry — ideal for RENTAL INCOME or extended family, with a private rear walkout entrance and abundant natural light. In total, this home offers 7 BEDROOMS across all levels. Outside, you can OWN one of the FEW homes in Carrington with a \$40,000 SANDSTONE RETAINING WALL along the south elevation, plus \$10,000 in additional soft landscaping and \$5,000 in fencing. The exterior features include custom timber brackets, smart-board siding, and an \$8,000 upgrade to exterior BLACK COLOURED triple-glazed PVC windows throughout, including the basement. This home includes an owned 16-panel, 5.76 kW SOLAR SYSTEM (approx. \$20,000 invested) by Sky Fire Energy, EV CHARGING port in the garage, a \$7,500 central AIR

CONDITIONING system, and a \$1,000 reverse-osmosis water filtration system. Additional highlights include 2 HIGH EFFICIENCY furnaces, a 75-gallon hot water tank, smart ECOBEE thermostats, and bidets throughout. Owners have also invested approximately \$7,500 in CUSTOM CABINETRY and feature walls, adding further designer touches. A rare opportunity to own a true SHOW-HOME grade residence in one of Carrington's most desirable locations. Schedule your private showing today!