



GRASSROOTS
REALTY GROUP

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47 Carringvue Passage NW
Calgary, Alberta

MLS # A2348734



\$834,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

WALKOUT BASEMENT | 9-FT CEILINGS ON ALL THREE LEVELS | BEAUTIFULLY MAINTAINED | MODERN DESIGN | QUIET STREET Welcome to this beautifully maintained two-storey home in the sought-after community of Carrington. Situated on a quiet street, this home offers 3 bedrooms, 2.5 bathrooms, and 9-ft ceilings on all three levels. The bright, open-concept main floor features modern finishes and abundant natural light. The stylish kitchen offers quartz countertops, a large centre island, ample cabinetry, and a functional layout connecting seamlessly to the dining area and spacious living room. A versatile main-floor den provides an ideal home office or study, complemented by a convenient 2-piece powder room. Upstairs, the spacious bonus room features vaulted ceilings, creating a comfortable space for family gatherings or movie nights. The primary bedroom includes a walk-in closet and a 5-piece ensuite with dual vanities. Two additional bedrooms, a 4-piece bathroom, and an upper-level laundry room complete the upper floor. The unfinished walkout basement offers excellent future development potential. Most of the basement and garage drywall has already been completed. Large windows provide plenty of natural light, while direct access to the concrete patio creates a seamless connection to the backyard. A rough-in for a future basement bathroom adds further flexibility. Additional features include vinyl plank and tile flooring, vinyl windows, a double attached garage, front driveway parking, concrete pathway to walkout basement and a private backyard. Located close to parks, playgrounds, scenic ponds, shopping, and everyday amenities, this home combines modern design, functional living space, and excellent future potential in the growing community of Carrington.

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