



GRASSROOTS
REALTY GROUP

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300 Carringvue Place NW
Calgary, Alberta

MLS # A2350755



\$899,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,466 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic 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:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Radon Mitigation System		

Welcome to this immaculate, nearly new property in the heart of Carrington NW, offering nearly 2,500 sq ft of meticulously designed living space (2,466 ft²; RMS) crafted after the builder's model showhome with nearly \$100,000 in premium upgrades. Designed with soaring 9-foot ceilings across all levels—including the main floor, upper level, and unfinished walkout basement—the home creates an immediate sense of grandeur and openness. Step out onto the massive 250+ sq ft balcony (25'7" x 9'9") to enjoy stunning, panoramic 180-degree views, or take advantage of the sunny walkout basement lot. The main floor features luxury vinyl plank flooring throughout, a Great Room with a modern electric fireplace, an 8-foot patio door in the dining nook, and a Gourmet Chef's Kitchen equipped with quartz countertops, custom cabinetry, a walk-in pantry, and a spacious mudroom with built-in seating. Upstairs, the primary retreat boasts tray ceiling detailing and a luxurious spa-inspired 5-piece ensuite with a freestanding soaker tub and custom tiled shower with a built-in bench. Complete with LVP flooring on the stairs and upper level, upgraded railings, 9' foundation walkout basement with 3-piece rough-in plumbing, and a zoned furnace system, this remarkable home combines high-end luxury with exceptional functionality.