

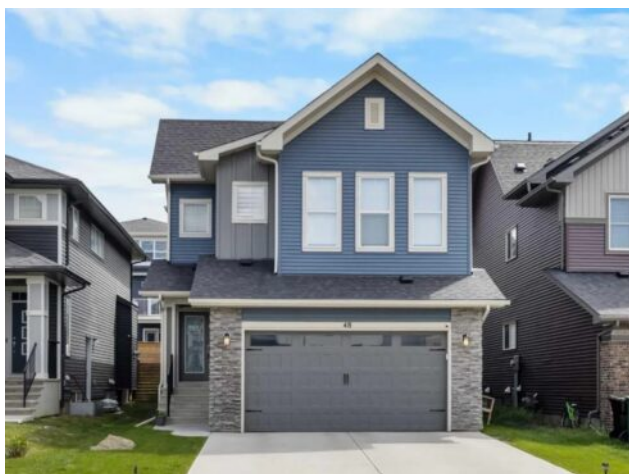


GRASSROOTS
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48 Carringvue Street NW
Calgary, Alberta

MLS # A2351560



\$779,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,559 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Window Blind(s)

Welcome to this beautifully designed and spacious home in the sought-after community of Carrington, offering 4+1 bedrooms + Den, 4.5 baths, and 3,328 sq ft of thoughtfully designed total living space. Enjoy 9-foot ceilings on both the main and upper levels, creating a bright, open atmosphere throughout. Step inside and be greeted by 9-foot ceilings on the main level, complemented by durable vinyl plank flooring, with ceramic tile flooring in the foyer. A spacious Living room offers a comfortable place to relax, complemented by a versatile Den—perfect for a home office or study area. The heart of the home is the gourmet Kitchen, featuring a quartz countertop central island with extended breakfast bar and built-in wine rack, stainless steel appliances including built-in oven and microwave, a gas cooktop, and a walk-in pantry provides ample storage. The Kitchen flows seamlessly into the sunny East-facing Family room, highlighted by a tile-surround gas fireplace, and a good-sized Dining area with access to the Deck with gas hookup—perfect for BBQs and family gatherings. A convenient 2-piece bathroom completes this level. The upper level features a well-proportioned Bonus room, ideal for creating your own relaxing family space. This level offers 4 bedrooms, including two with private ensuites and walk-in closets. The Primary bedroom provides a comfortable retreat with a spa-inspired 5-piece ensuite featuring a double vanity with quartz countertops, a soaker tub, and a tiled standing shower. Another bedroom, filled with natural light from three west-facing windows, also includes its own 4-piece ensuite and walk-in closet. Two additional well-sized bedrooms, a 4-piece bathroom, and a convenient upper-level Laundry room with storage space complete this floor. The basement offers 8'8" ceiling height and is finished with a Recreation room, the 5th bedroom,

and a 4-piece bathroom—creating a great setup for guests or extended family. Recent upgrades provide peace of mind, including new roof and siding (2024). Additional highlights include a double attached garage and central A/C for year-round comfort. Step outside to the fully fenced and landscaped East-facing backyard, filled with morning sun and complete with a storage shed and composite deck—perfect for outdoor enjoyment and added convenience. Located in the growing community of Carrington, this home is close to walking paths, a nearby pond, shopping, grocery stores, restaurants, and everyday amenities. You’re also just minutes from T&T Supermarket, Costco, CrossIron Mills, and major routes including Stoney Trail, making commuting simple and convenient. Set on a quiet street with great neighbours, this is a fantastic place to call home. Don’t miss your opportunity to own this exceptional home offering space, functionality, and modern comfort in one of Northwest Calgary’s most desirable communities!