



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

86 Carringvue Manor NW
Calgary, Alberta

MLS # A2352243

\$789,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

INCREDIBLE TRUMAN BUILT 2-STOREY HOME IN CARRINGTON, with a 2 BEDROOM LEGAL BASEMENT SUITE!! This 2019 built property boasts over 3,000 SqFt of total living space, and is full of upgrades with stylish finishings! This home consists of a total of 5 BEDROOMS, 3.5 BATHROOMS PLUS a LARGE BONUS ROOM. Located on a quiet street in a desirable NW neighbourhood, this home has a beautifully landscaped backyard, with a big deck and is fully fenced. The LEGAL BASEMENT SUITE is perfect for renting out and generating additional income.