# \$799,900 - 371 Carringvue Grove Nw, Calgary

MLS® #A2228464

# \$799,900

4 Bedroom, 3.00 Bathroom, 2,420 sqft Residential on 0.13 Acres

Carrington, Calgary, Alberta

Step into timeless elegance with this beautifully crafted TRUMAN-built residence. ideally located in the highly sought-after community of Carrington NW, Calgary. Positioned on a spacious pie-shaped lot, this home offers exceptional outdoor space with the added benefit of future 3-car garage potentialâ€"a rare and valuable feature. Enjoy seamless access to Deerfoot Trail, Stoney Trail, scenic parks, walking paths, shopping, and well-regarded schools. Designed with refined living in mind, this 4-bedroom home showcases an open-concept layout that combines everyday functionality with elevated style. The main floor offers a generously sized bedroomâ€"perfect for guests, aging parents, or a home officeâ€"a full 3-piece bathroom, a practical mudroom, and a stunning chef-inspired kitchen. Outfitted with full-height, soft-close cabinetry, Quartz countertops, and a premium stainless steel appliance package, the kitchen flows effortlessly into the dining area and the inviting Great Room, highlighted by a cozy gas fireplaceâ€"an ideal setting for both daily living and elegant entertaining. With 9' ceilings and durable luxury vinyl plank flooring throughout the main floor, the home is both stylish and practical. Upstairs, the spacious Primary Bedroom serves as a relaxing retreat, complete with a spa-like 5-piece ensuite and a large walk-in closet. A versatile central Bonus Room offers additional space for a media area, reading nook, or playroom. Two more generously sized







bedrooms, a 4-piece bathroom, and an upper-level laundry room ensure convenience for the whole family. The unfinished basement, featuring a separate side entrance, provides incredible potential for future developmentâ€"whether it's a legal suite, home gym, or entertainment space. With immediate possession available, this distinguished home combines modern luxury, thoughtful design, and future flexibilityâ€"all in one of Calgary's most desirable neighbourhoods.

#### Built in 2024

#### **Essential Information**

MLS® # A2228464 Price \$799,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,420

Acres 0.13 Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 371 Carringvue Grove Nw

Subdivision Carrington

City Calgary
County Calgary
Province Alberta

Postal Code T3P 2M2

## **Amenities**

Parking Spaces 3

Parking Off Street

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate

Entrance, Tray Ceiling(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer/Dryer, Gas Range

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features Other

Lot Description Pie Shaped Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 64

Zoning R-G

## **Listing Details**

Listing Office RE/MAX First

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