

417 Carringvue Avenue NW
Calgary, Alberta

MLS # A2181588



\$619,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,418 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful 3 plus 1 bedroom semi-detached home in the peaceful community of Carrington, offering over 1,900 square feet of fully developed living space on all 3 levels. The home includes a insulated/drywalled single attached garage with an oversized driveway providing plenty of parking. As you step inside, you'll notice the open and airy main floor, thoughtfully designed with laminate flooring and impressive 9 feet ceilings. The spacious kitchen is perfect for anyone who enjoys cooking featuring a central island, enclosed pantry space, gas stove, stainless steel appliances, and a microwave hood fan. The gleaming white shaker cabinets with crown molding and the quartz countertops gives the kitchen modern by refined look. The living room is features a contemporary electric fireplace with a bracket and prewiring for a TV to be wall mounted above it. The living and dining areas are flooded with natural light, thanks to a large window and patio door that open up to the large expansive wooden deck with cascading stairs to the spacious backyard lawn. This outdoor space is ideal for hosting guests or simply enjoying quiet evenings, complete with meticulous landscaping with apple and cherry fruit trees and a fully fenced yard for added privacy and comfort. A stylish half-bath on the main floor adds both convenience and practicality. Upstairs, you'll find a tranquil master bedroom designed for relaxation. It boasts a generously sized walk-in closet and a luxurious 3-piece ensuite, complete with a standing shower and a large vanity that has space for a 2nd sink. The upper level also offers two more bedrooms, a 4-piece bathroom, and a modern laundry room. There are also custom blinds and curtain rods throughout for all of the windows throughout the house. The fully finished lower level features a 4th bedroom and 3-piece bathroom and is perfect for

customizing to fit your needs, whether it be a home office (prewired with ethernet), gym area, media room with a dry bar or as additional family space. The 4th bedroom has a window and closet and a door can easily be added as well. There lower level also offers plenty of storage space in the utility room. With its proximity to the community pond and scenic walking paths, you'll love the outdoor lifestyle this home provides. Plus, major roadways like Stoney Trail are just minutes away, making it easy to get around or head to work. There are direct bus routes to Tuscany train station and Northpointe bus terminal. New roofing and sidings are scheduled to installed in the next few months. This is a fantastic opportunity to own a stylish and functional home in a serene location, offering both quality and affordability!