

**49 Carringvue Link NW**  
**Calgary, Alberta**

**MLS # A2197453**



**\$578,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Quartz Counters		

**Inclusions:** None

Welcome to this stunning 4-BEDROOM, 3.5-BATHROOM HOME with NO CONDO FEES, situated in the family-friendly community of Carrington. This beautifully designed home offers a modern layout with stylish finishes throughout, making it a perfect choice for families and investors alike. As you step inside, you are greeted by LUXURY VINYL FLOORING that extends throughout the main level, providing both durability and elegance. The open-concept floor plan seamlessly connects the living room, dining area, and kitchen, creating a bright and inviting space. The living room features a large window, allowing natural light to flood the space, while a stylish feature wall adds character to the home. The dining area is enhanced by a WOOD-CLAD ACCENT WALL and a contemporary light fixture, adding warmth and charm to the space. The kitchen is a chef's dream, complete with quartz countertops, a spacious kitchen island, and stainless steel appliances. A walk-in pantry provides convenient storage for all your kitchen essentials. From the kitchen, step outside to your private backyard, which includes a BBQ GAS LINE and a wooden deck, perfect for outdoor entertaining. The backyard also provides access to the DOUBLE DETACHED GARAGE. Completing the main level is a convenient 2-piece bathroom. Upstairs, plush carpet flooring leads you to three well-appointed bedrooms. The two secondary bedrooms are ideal for children's rooms, guest rooms, or even a home office. The primary bedroom features two large front-facing windows that fill the room with natural light. It also includes a spacious walk-in closet and a private 3-piece ensuite bathroom. A STACKED WASHER AND DRYER with metal shelving are also located on the upper level, making laundry tasks effortless. Descending to the FINISHED BASEMENT, you will find a

versatile recreation room, perfect for an additional living area, HOME GYM, or entertainment space. The basement also includes a fourth bedroom and a 3-piece bathroom, making it a great option for guests or extended family. This home is situated in a highly desirable neighborhood, offering close proximity to a variety of amenities, including shopping centers, schools, parks, and public transit. Everyday errands and outings are effortless with everything you need just minutes away. Enjoy nearby recreational opportunities and immerse yourself in this vibrant, family-oriented community. Whether you're searching for a fantastic investment opportunity or the perfect place to call home, this property is truly a rare find. Don't miss out on this incredible opportunity. Schedule your private tour today and explore the endless possibilities that await in this exceptional home!