

\$569,000 - 17 Carringvue Way Nw, Calgary

MLS® #A2156170

\$569,000

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.05 Acres

Carrington, Calgary, Alberta

Like-new townhouse with NO CONDO FEES, a privately enclosed backyard and an oversized double detached garage! Only 4 years old, Built in 2020 and lovingly looked after by the original owners, this immaculate and sophisticated home is ready for you to move right in! The expansive full-width front porch greets guests and entices peaceful morning coffees. Inside impresses with an open and airy floor plan highlighted by a neutral colour pallet, stylish finishes and an abundance of natural light. Unobstructed sightlines throughout the main floor promote easy conversations, ideal for entertaining. Relaxation is easily achieved in the living room with a massive window showcasing street views. Centring the open concept space is the dining room with excellent connectivity making it an ideal place to gather with family and friends. The gorgeous kitchen inspires culinary adventures featuring timeless finishes, quartz countertops, a plethora of 2-toned cabinets, a pantry for extra storage, stainless steel appliances and a large centre island with casual seating. The powder room is right off the rear exit for a quick clean-up upon entry from your garage and backyard. Retreat at the end of the day to the primary bedroom on the upper level, a true owner's sanctuary thanks to the large walk-in closet and private ensuite finished in the same stylish design as the rest of the home. 2 additional bedrooms are also on this level along with a 4-piece bathroom and laundry, no more hauling loads



up and down the stairs! The backyard is a private oasis with a concrete patio for barbequing or unwinding while kids and pets play in the fully fenced yard nestled behind the double detached garage. This beautiful home is in a great location within this new master-planned community. Carrington has direct access to Stoney Trail making a trip downtown or a weekend escape to the mountains quick and easy. Sloping lands bring sunshine and beautiful views to this extremely walkable community. A re-naturalized wetland includes a walking path and lookouts facing the Rockies. A future school site and commercial centre will put education, restaurants, shops and employment opportunities at residents' doorsteps. The future Green Line will connect Carrington to the city centre and beyond. This is your chance to own a contemporary like-new home in a phenomenal up and coming neighbourhood!

Built in 2020

Essential Information

MLS® #	A2156170
Price	\$569,000
Sold Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	17 Carringvue Way Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 23rd, 2024
Days on Market	15
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.