

\$749,900 - 44 Carringvue Passage Nw, Calgary

MLS® #A2169196

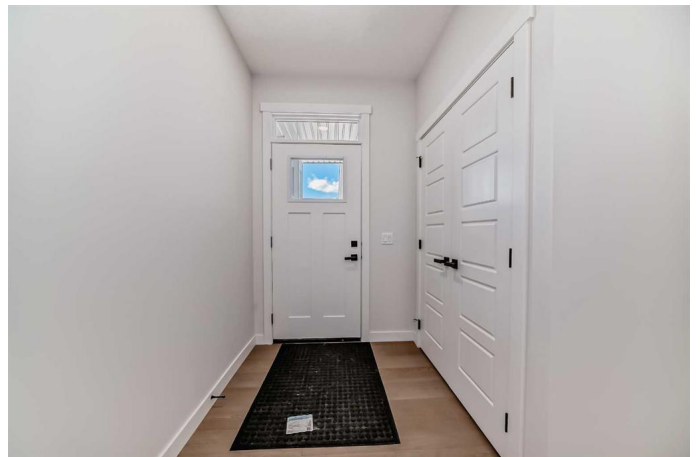
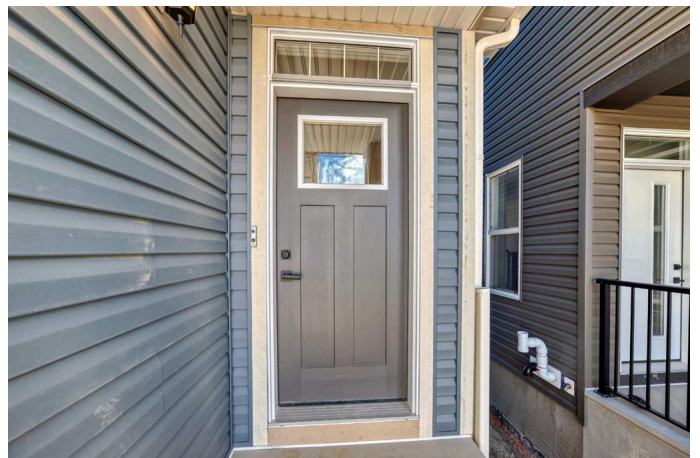
\$749,900

3 Bedroom, 3.00 Bathroom, 1,996 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Best priced home in the area with double attached garage!! Priced to sell! Welcome to your new home in the vibrant and sought-after community of Carrington! This exquisite brand-new two-storey residence, which has never been lived in, showcases modern, sleek finishes that cater to today's discerning buyer. Upon entering, you'll be greeted by a bright and open layout that seamlessly combines elegance and functionality. The main floor features beautiful hardwood flooring that flows throughout, creating a warm and inviting atmosphere. The living area is perfect for family gatherings or entertaining guests, while large windows fill the space with natural light. The heart of the home is the gourmet kitchen, equipped with top-of-the-line built-in appliances, stunning quartz countertops, and full-height cabinets. The dual-tone cabinetry adds a stylish contrast, making this kitchen a true centerpiece for culinary creativity. Adjacent to the kitchen, the dining area provides ample space for family dinners and special occasions. Upstairs, you'll find three generously sized bedrooms, each designed with comfort in mind. The master suite is a serene retreat, complete with a luxurious ensuite bathroom featuring elegant finishes and fixtures. The additional bedrooms are perfect for family members or guests and are serviced by a well-appointed second bathroom. The bonus room offers versatile space that can be used as a home office, playroom, or entertainment area, giving you



endless possibilities to tailor the home to your lifestyle. This property also boasts numerous upgrades, including stylish tile in the bathrooms and modern knock-down ceilings throughout. A separate side entrance leads you to a spacious 9' basement, ready for your creative ideas. With rough-in plumbing for a future bathroom, this space is primed for customization, whether you envision an additional living area, or more bedrooms. As an added benefit, this home comes with a builder warranty and a new home warranty, providing you with peace of mind for years to come. Conveniently located near a shopping plaza and with easy access to Stoney Trail, this property offers the perfect blend of luxury and practicality. Donâ€™t miss your opportunity to own this remarkable home in Carrington! Call today to schedule your private viewing before itâ€™s gone!

Built in 2024

Essential Information

MLS® #	A2169196
Price	\$749,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,996
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	44 Carringvue Passage Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2G5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Faces Front

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Separate Entrance, Tankless Hot Water
Appliances	Oven-Built-In, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood
Heating	Natural Gas, Electric, Fireplace(s), High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	December 4th, 2024
Days on Market	68

Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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