

**74 Carringvue Drive NW**  
**Calgary, Alberta**

**MLS # A2248113**



**\$839,900**

|                  |                                                            |               |                  |
|------------------|------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Carrington                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                   |               |                  |
| <b>Size:</b>     | 2,142 sq.ft.                                               | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                                                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Off Street                         |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Other, Sloped Down, Street Lighting |               |                  |

|                    |                                                                                                                |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Exhaust Fan, Fireplace(s), Forced Air, Other                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Shingle                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Mixed, Other, Unknown, Vinyl Siding                                                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to your dream home—a stunning corner lot property that perfectly combines comfort, convenience, and privacy. Nestled on a spacious corner lot at a vibrant three-way intersection, this exceptional residence offers an ideal retreat from the hustle and bustle of everyday life, while still providing quick access to all essential amenities and major highways. This beautifully maintained home boasts three generously sized bedrooms on the upper level, offering ample space for family and guests. The upper level features two modern full bathrooms, ensuring convenience and comfort for everyone. The main floor includes an additional bedroom and a stylish half-bathroom, perfect for visitors or flexible living arrangements. The thoughtfully designed kitchen is a chef's delight, featuring a sleek quartz island that adds elegance and functionality, making meal prep and entertaining a breeze. The attractive fireplace in the living room adds warmth and ambiance, making it a cozy spot for relaxing evenings. Step outside to enjoy the expansive backyard, a true outdoor haven. The large deck is perfect for outdoor gatherings, barbecues, or simply relaxing while soaking in the tranquility of your private oasis. The meticulously maintained grass yard provides plenty of space for children to play, pets to roam, or outdoor activities with friends and family. With the generous size of the corner lot, you'll have abundant parking options around the property—ideal for multiple vehicles, guests. The fully developed walkout basement is a standout feature, offering a legal suite with a separate entrance and separate laundry. This versatile space is perfect for accommodating extended family, or creating a private retreat. Located in a highly desirable neighborhood, this property places you minutes from shopping centers, schools, parks, and major transportation routes. Its strategic

location ensures easy access to all your daily needs while maintaining a peaceful, private environment. Whether you're looking for a spacious family home, an investment opportunity, or a versatile living space, this corner lot residence checks all the boxes. Don't miss the chance to make this exceptional property your new home—schedule your viewing today!