

92 Carringvue Way NW
Calgary, Alberta

MLS # A2178396



\$519,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,126 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: High Efficiency, Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Cement Fiber Board, Vinyl Siding, Wood Frame

Zoning: M-G

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: None

Welcome to 92 Carringvue Way NW, a beautifully designed townhome with no condo fees in the vibrant Carrington community. This charming two-story home greets you with a welcoming front porch, setting the stage for the warmth and style that lie within. Step inside to an open-concept main floor with soaring 9-foot ceilings, where the spacious kitchen, dining, and living areas flow seamlessly, creating the perfect space for both everyday living and entertaining. The modern kitchen features sleek cabinetry and stainless steel appliances, blending function and style in an inviting, light-filled space. On the upper level, a peaceful retreat awaits with two generously sized bedrooms, including a lovely primary suite. The primary bedroom offers a private 3-piece ensuite and a walk-in closet, making it a true sanctuary to unwind. The second bedroom is also spacious and conveniently located near a 4-piece bathroom, providing ideal accommodations for family or guests. A nearby laundry room on this floor enhances daily convenience and ease. The fully finished basement expands your living options, offering a cozy family room, an additional bedroom, and a full bathroom. This space is perfect for guests, a home office, or as a private retreat, providing flexibility to suit your lifestyle. Outside, enjoy the added benefit of your own backyard—a private outdoor space between the home and the detached single garage. This backyard area is perfect for relaxing, gardening, or hosting summer gatherings, and the detached garage provides secure parking and extra storage. Don't miss the chance to make this beautiful, no-condo-fee townhome your own. Schedule a private viewing today and experience the charm, comfort, and convenience that await you. Welcome home!