

# \$869,900 - 371 Carringvue Grove Nw, Calgary

MLS® #A2228464

**\$869,900**

4 Bedroom, 3.00 Bathroom, 2,420 sqft

Residential on 0.13 Acres

Carrington, Calgary, Alberta

Step into timeless elegance with this beautifully crafted TRUMAN-built residence, ideally located in the highly sought-after community of Carrington NW, Calgary. Positioned on a spacious pie-shaped lot, this home offers exceptional outdoor space with the added benefit of future 3-car garage potential—a rare and valuable feature. Enjoy seamless access to Deerfoot Trail, Stoney Trail, scenic parks, walking paths, shopping, and well-regarded schools. Designed with refined living in mind, this 4-bedroom home showcases an open-concept layout that combines everyday functionality with elevated style. The main floor offers a generously sized bedroom—perfect for guests, aging parents, or a home office—a full 3-piece bathroom, a practical mudroom, and a stunning chef-inspired kitchen. Outfitted with full-height, soft-close cabinetry, Quartz countertops, and a premium stainless steel appliance package, the kitchen flows effortlessly into the dining area and the inviting Great Room, highlighted by a cozy gas fireplace—an ideal setting for both daily living and elegant entertaining. With 9'™ ceilings and durable luxury vinyl plank flooring throughout the main floor, the home is both stylish and practical. Upstairs, the spacious Primary Bedroom serves as a relaxing retreat, complete with a spa-like 5-piece ensuite and a large walk-in closet. A versatile central Bonus Room offers additional space for a media area, reading nook, or playroom. Two more generously sized



bedrooms, a 4-piece bathroom, and an upper-level laundry room ensure convenience for the whole family. The unfinished basement, featuring a separate side entrance, provides incredible potential for future development—whether it’s a legal suite, home gym, or entertainment space. With immediate possession available, this distinguished home combines modern luxury, thoughtful design, and future flexibility—all in one of Calgary’s most desirable neighbourhoods.

Built in 2024

**Essential Information**

MLS® #	A2228464
Price	\$869,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,420
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	371 Carringvue Grove Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2M2

**Amenities**

Parking Spaces	3
Parking	Off Street

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### Exterior

Exterior Features Other

Lot Description Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 6th, 2025

Days on Market 3

Zoning R-G

### Listing Details

Listing Office RE/MAX First

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