

136 Carringvue Place NW
Calgary, Alberta

MLS # A2223372



\$929,900

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|------------------|------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,469 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | See Remarks | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s) | | |

Inclusions: n/a

Step into this exceptional TRUMAN former showhome in Carrington, one of Northwest Calgary's most sought-after communities. This home showcases the builder's signature quality and attention to detail, offering refined craftsmanship, premium upgrades, and modern elegance throughout. This 3-bedroom, open-concept home is thoughtfully designed to blend comfort with sophistication. At the heart of the main floor is a stunning chef's kitchen, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk in pantry with built-in shelving. The kitchen flows into a breathtaking great room, highlighted by soaring two-story ceilings and a striking electric fireplace with a sleek tile surround—ideal for both relaxing evenings and vibrant gatherings. With 9' ceilings, luxury vinyl plank flooring, a versatile den, a stylish 2-piece powder room, and thoughtfully designed living spaces, the main floor is as practical as it is beautiful. Upstairs, the elegant primary retreat offers a tray ceiling, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a modern 4-piece bathroom, and a convenient upper-level laundry area complete the second floor. The unfinished basement comes with a separate side entrance, offering the potential to create a legal suite, home gym, or media space tailored to your needs. Distinctive Feature: As a former showhome, this property is packed with premium upgrades, including professionally installed Gemstone Lights—a permanent, customizable exterior lighting system that enhances curb appeal and adds year-round functionality for holidays, special occasions, or everyday ambiance. Don't miss your chance to own a showpiece of modern design and innovation in one of Calgary's

premier neighbourhoods.