

**372 Carringvue Place NW**  
**Calgary, Alberta**

**MLS # A2203209**



**\$744,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Unique!! LEGAL basement suite to help supplement the mortgage. ATTENTION INVESTORS MOVE UP BUYERS! LEGAL SUITED BASEMENT DONE RIGHT! Nestled in the vibrant Carrington community of NW Calgary, this stunning one year old home at 372 Carringvue Place is a modern haven, with near 1700sq. ft. of elegantly appointed above grade living space, complemented by a spacious, legal basement suite. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles. The kitchen design boasts floor-to-ceiling cabinets, Quartz countertops, full-height tile backsplashes, and stainless steel appliances, catering to both style and functionality. High-quality wide plank flooring throughout the living area enhances the home's modern appeal. Energy efficiency is paramount, with a high-efficiency furnace, drip humidifier, and comprehensive insulation ensuring comfort. The property also includes contemporary light fixtures, and modern baseboards and casings. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions. Located in a new community known for its scenic beauty and urban convenience, this home is not just a residence but an investment opportunity, with the legal basement suite offering additional future rental income, making it an attractive option for both homeowners that want to live up and rent down and investors that would rent both suites. Don't wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN!