



384 Carringvue Place Calgary Alberta

\$799,900

ATTENTION INVESTORS AND THOSE LOOKING FOR LEGAL SUITE INCOME HELPERS! Nestled in the vibrant Carrington community of NW Calgary, this stunning BRAND NEW HOME at 384 Carringvue Place is a modern haven, offering over 1,664 sq. ft. of elegantly appointed living space, complemented by a 671 sq. ft. LEGAL basement suite, perfect as a mortgage helper or for guest accommodation. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles, creating a luxe atmosphere. The award-winning kitchen design boasts floor-to-ceiling ergonomic TRUspace(TM) cabinets, polished Quartz countertops, full-height tile backsplashes, and stainless steel energy-saving appliances, catering to both style and functionality. High-quality wide plank flooring with acoustic underlay throughout the main 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, smooth panel doors with anti-scuff hardware, and modern baseboards and casings. Safety features such as hardwired carbon monoxide and smoke detectors, along with a complete security system rough-in, provide peace of mind. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions, this home comes with NEW HOME WARRANTY to give you peace of mind when buying new. 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 recession proof living potential with additional future rental income and could help with your mortgage qualification (ask a Mortgage specialist about it), making it an att...

Bedroom 9.67 Ft x 10.25 Ft
4pc Bathroom 9.67 Ft x 4.92 Ft
Dining room 12.75 Ft x 8.42 Ft
Kitchen 15.00 Ft x 8.67 Ft
Living room 12.67 Ft x 14.00 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft
Bedroom 9.33 Ft x 8.92 Ft
Bedroom 9.17 Ft x 12.25 Ft
Laundry room 5.42 Ft x 4.08 Ft
4pc Bathroom 9.08 Ft x 4.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
eXp Realty

<https://403realestate.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Kitchen 15.58 Ft x 12.58 Ft

Dining room 13.00 Ft x 10.50 Ft

Primary Bedroom 13.50 Ft x 13.75 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft