



## 44 Carringvue Pass Calgary Alberta

\$780,000

Welcome to your new home in the vibrant and sought-after community of Carrington! This exquisite brand-new two-storey residence, which has never been lived in, showcases modern, sleek finishes that cater to today's discerning buyer. Upon entering, you'll be greeted by a bright and open layout that seamlessly combines elegance and functionality. The main floor features beautiful hardwood flooring that flows throughout, creating a warm and inviting atmosphere. The living area is perfect for family gatherings or entertaining guests, while large windows fill the space with natural light. The heart of the home is the gourmet kitchen, equipped with top-of-the-line built-in appliances, stunning quartz countertops, and full-height cabinets. The dual-tone cabinetry adds a stylish contrast, making this kitchen a true centerpiece for culinary creativity. Adjacent to the kitchen, the dining area provides ample space for family dinners and special occasions. Upstairs, you'll find three generously sized bedrooms, each designed with comfort in mind. The master suite is a serene retreat, complete with a luxurious ensuite bathroom featuring elegant finishes and fixtures. The additional bedrooms are perfect for family members or guests and are serviced by a well-appointed second bathroom. The bonus room offers versatile space that can be used as a home office, playroom, or entertainment area, giving you endless possibilities to tailor the home to your lifestyle. This property also boasts numerous upgrades, including stylish tile in the bathrooms and modern knock-down ceilings throughout. A separate side entrance leads you to a spacious 9' basement, ready for your creative ideas. With rough-in plumbing for a future bathroom, this space is primed for customization, whether you envision an additional living area, or more bedrooms. As an added benefit, this home comes with a builder war...

Primary Bedroom 13.58 Ft x 11.92 Ft

Bedroom 10.75 Ft x 9.92 Ft

Bedroom 22.17 Ft x 15.50 Ft

Bonus Room 12.00 Ft x 13.08 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 12.92 Ft x 15.75 Ft

Dining room 10.00 Ft x 11.67 Ft

Kitchen 11.58 Ft x 10.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:

RE/MAX House of Real Estate



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**Mirror**

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