

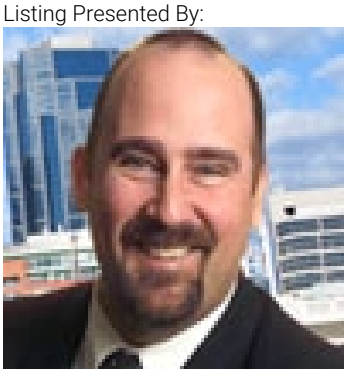
406 Carringvue Grove Calgary Alberta

$648,900

BRAND NEW STUNNING HALF DUPLEX boasting 1754 SF, 4 BEDROOMS ABOVE GRADE, FOUR FULL BATHS and a FULLY DEVELOPED LEGAL BASEMENT SUITE (fully permitted)! (BOTH SIDES OF THIS DUPLEX ARE AVAILABLE FOR SALE). Introducing the RIO by EXCEL HOMES. Nestled in the vibrant Northwest community of Carrington. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Enjoy the local pathways, environmental reserve - central pergola & seating areas and mixed level playground w/basketball court, skate park & more. The expansive floor plan is impressively upgraded. This home is bright and sunny with a reverse WALKOUT BASEMENT, exclusive to Phase 6 of Carrington. The main floor is open and spacious w/a cozy great room that flows into the the dining nook and L-shaped kitchen. To the rear of the main floor, you'll find a bedroom and full bath; perfect for generational living, guests or home office / business! Your gourmet kitchen boasts an abundance of full height cabinets, large island, pot/pan drawers & stone counters. Gorgeous white railings lead to the 2nd level where you'll find a central bonus room (w/vaulted ceilings & pot lighting), that separates the two additional bedrooms from the primary suite. The primary suite features dual vanity spa like ensuite. All bathrooms have stone counter tops & the fixturing is "black farmhouse". To complete the second floor is another full bathroom, and a laundry room. The front walk out basement has an exceptional 1 bedroom suite, built to upstairs standards - also filled with natural daylight & offers its own SS appliances, separate washer/dryer, stone countertops & LVP flooring! This home inclu...

Family room 15.08 Ft x 12.25 Ft
Primary Bedroom 13.42 Ft x 11.42 Ft
4pc Bathroom 11.25 Ft x 5.25 Ft
Bedroom 14.33 Ft x 8.08 Ft
Bedroom 10.92 Ft x 8.58 Ft
4pc Bathroom 8.08 Ft x 5.00 Ft
Bedroom 13.25 Ft x 8.92 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft
Furnace 14.67 Ft x 6.83 Ft
Living room 15.00 Ft x 12.17 Ft
Kitchen 13.67 Ft x 13.17 Ft
Dining room 13.17 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.jangraham.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 6.42 Ft x 4.92 Ft

Living room 13.92 Ft x 11.33 Ft

Eat in kitchen 12.50 Ft x 10.33 Ft

Bedroom 10.83 Ft x 8.00 Ft

3pc Bathroom 7.75 Ft x 4.92 Ft

Foyer 6.17 Ft x 4.58 Ft