



## 417 Carringvue Avenue Calgary Alberta

\$629,999

Welcome to this beautiful 3 plus 1 bedroom semi-detached home in the peaceful community of Carrington, offering over 1,900 square feet of fully developed living space on all 3 levels. The home includes a insulated/drywalled single attached garage with an oversized driveway providing plenty of parking. As you step inside, you'll notice the open and airy main floor, thoughtfully designed with laminate flooring and impressive 9 feet ceilings. The spacious kitchen is perfect for anyone who enjoys cooking featuring a central island, enclosed pantry space, gas stove, stainless steel appliances, and a microwave hood fan. The gleaming white shaker cabinets with crown molding and the quartz countertops gives the kitchen modern by refined look. The living room is features a contemporary electric fireplace with a bracket and prewiring for a TV to be wall mounted above it. The living and dining areas are flooded with natural light, thanks to a large window and patio door that open up to the large expansive wooden deck with cascading stairs to the spacious backyard lawn. This outdoor space is ideal for hosting guests or simply enjoying quiet evenings, complete with meticulous landscaping with apple and cherry fruit trees and a fully fenced yard for added privacy and comfort. A stylish half-bath on the main floor adds both convenience and practicality. Upstairs, you'll find a tranquil master bedroom designed for relaxation. It boasts a generously sized walk-in closet and a luxurious 3-piece ensuite, complete with a standing shower and a large vanity that has space for a 2nd sink. The upper level also offers two more bedrooms, a 4-piece bathroom, and a modern laundry room. There are also custom blinds and curtain rods throughout for all of the windows throughout the house. The fully finished lower level features a 4th bedroom and 3-piece bathroom and is perfect for customizing to ...

Bedroom 17.92 Ft x 10.08 Ft

Furnace 14.92 Ft x 6.17 Ft

3pc Bathroom 9.58 Ft x 5.75 Ft

Kitchen 14.67 Ft x 10.33 Ft

Dining room 13.58 Ft x 9.50 Ft

Living room 12.17 Ft x 9.50 Ft

Laundry room 7.17 Ft x 3.33 Ft

Primary Bedroom 13.42 Ft x 11.00 Ft

Bedroom 10.83 Ft x 9.25 Ft

Bedroom 10.83 Ft x 9.25 Ft

3pc Bathroom 10.50 Ft x 4.92 Ft

4pc Bathroom 9.25 Ft x 5.42 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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