# \$839,900 - 74 Carringvue Drive Nw, Calgary

MLS® #A2248113

## \$839,900

5 Bedroom, 4.00 Bathroom, 2,142 sqft Residential on 0.10 Acres

Carrington, Calgary, Alberta

Welcome to your dream homeâ€"a stunning corner lot property that perfectly combines comfort, convenience, and privacy. Nestled on a spacious corner lot at a vibrant three-way intersection, this exceptional residence offers an ideal retreat from the hustle and bustle of everyday life, while still providing quick access to all essential amenities and major highways. This beautifully maintained home boasts three generously sized bedrooms on the upper level, offering ample space for family and guests. The upper level features two modern full bathrooms, ensuring convenience and comfort for everyone. The main floor includes an additional bedroom and a stylish half-bathroom, perfect for visitors or flexible living arrangements. The thoughtfully designed kitchen is a chef's delight, featuring a sleek quartz island that adds elegance and functionality, making meal prep and entertaining a breeze. The attractive fireplace in the living room adds warmth and ambiance, making it a cozy spot for relaxing evenings. Step outside to enjoy the expansive backyard, a true outdoor haven. The large deck is perfect for outdoor gatherings, barbecues, or simply relaxing while soaking in the tranquility of your private oasis. The meticulously maintained grass yard provides plenty of space for children to play, pets to roam, or outdoor activities with friends and family. With the generous size of the corner lot, you'll have abundant parking options around the propertyâ€"ideal for multiple vehicles, guests.







The fully developed walkout basement is a standout feature, offering a legal suite with a separate entrance and separate laundry. This versatile space is perfect for accommodating extended family, or creating a private retreat. Located in a highly desirable neighborhood, this property places you minutes from shopping centers, schools, parks, and major transportation routes. Its strategic location ensures easy access to all your daily needs while maintaining a peaceful, private environment. Whether you're looking for a spacious family home, an investment opportunity, or a versatile living space, this corner lot residence checks all the boxes. Don't miss the chance to make this exceptional property your new homeâ€"schedule your viewing today!

#### Built in 2017

### **Essential Information**

MLS® # A2248113 Price \$839,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,142

Acres 0.10

Year Built 2017

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 74 Carringvue Drive Nw

Subdivision Carrington

City Calgary

County Calgary
Province Alberta
Postal Code T3P 0W4

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz

Counters, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Other,

Range Hood, Refrigerator, Washer

Heating Exhaust Fan, Fireplace(s), Forced Air, Other

Cooling Central Air, Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

## **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting, Other, Private Entrance, Rain Gutters

Lot Description Back Yard, Corner Lot, Other, Street Lighting, Sloped Down

Roof Shingle

Construction Concrete, Mixed, Other, Vinyl Siding, Unknown

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 16th, 2025

Zoning R-G

# **Listing Details**

Listing Office Royal LePage METRO

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