

\$774,900 - 71 Carringwood Grove Nw, Calgary

MLS® #A2243188

\$774,900

4 Bedroom, 3.00 Bathroom, 2,308 sqft

Residential on 0.07 Acres

Carrington, Calgary, Alberta

OPEN HOUSE TODAY, SUN JUL 27:

2:30PM-4:30PM***Watch the video* Fall in

love at first sight with this picture-perfect

home, where luxury meets everyday

functionality in the heart of Carrington NW. A

fully upgraded 2300+ SQFT, move-in ready

home loaded with high-end finishes and

modern elegance - prepare to be

impressed! BRIGHT & OPEN FLOOR PLAN |

4 BEDROOMS | 2.5 BATHROOMS |

SEPARATE SIDE ENTRANCE | LOADED with

UPGRADES | DEN ON MAIN LEVEL |

SHOWSTOPPER KITCHEN | STYLISH

LIGHTING | 4 BED UP + BONUS ROOM |

WEST BACKYARD. Step inside and get
ready to be wowed - this home is filled with

thoughtful upgrades throughout. The bright
and spacious living room features a custom
accent wall with an electric fireplace, creating

a warm and inviting atmosphere. The

chef's dreamy kitchen is a true

showstopper with two-tone blue and white

ceiling-height cabinetry with white/gold

handles, quartz countertops, a full-height

designer backsplash, high-end wifi-enabled

stainless steel appliances, built-in microwave,

chimney hood fan, farmhouse sink with

garburator, water purifier line, and a large

quartz island that balances style and

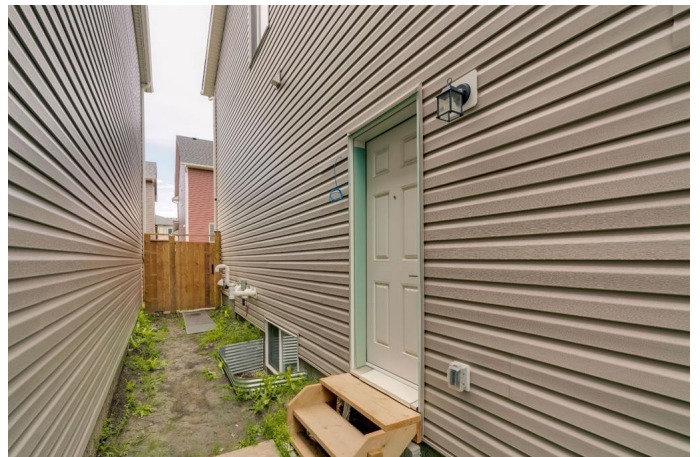
functionality. Elegant black and gold light

fixtures elevate the entire main floor. The open

dining area is perfect for large family dinners,

and the main level also includes a private den

to set up your work from home station, half



bathroom, and spacious mudroom for added convenience. Upstairs, upgraded railings lead to a central bonus room—perfect for movie nights or a kids’ play area. This level features four generously sized bedrooms and two full bathrooms, including a luxurious primary suite with its ensuite offering dual sinks and a soaker tub. Both upstairs bathrooms are fully upgraded with designer backsplash, double vanities, premium bathtubs, and modern toilets. Three of the four bedrooms feature walk-in closets—ideal for families needing extra storage space. The laundry room (again upgraded wifi enabled washer dryer) has also been enhanced with additional shelving, cabinets, and a countertop for added functionality. The west-facing backyard is fully fenced and landscaped—ideal for summer BBQs and outdoor entertaining. This home comes equipped with a separate side entrance, 9’ ceilings, ROUGH INS for : a wet bar, laundry sink, security system wiring , air conditioning, EV charging, and solar panels. Located in a desirable NW Calgary community with quick access to Stoney Trail, schools, parks, and shopping, this home offers the perfect blend of luxury, space, and modern convenience. Don’t miss your chance to own this fully loaded dream home.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2243188 |
| Price | \$774,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,308 |
| Acres | 0.07 |

| | |
|------------|-------------|
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 71 Carringwood Grove Nw |
| Subdivision | Carrington |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 2A8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | None |
| Lot Description | Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 25th, 2025 |
| Days on Market | 4 |
| Zoning | R-G |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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