

136 Carringvue Place NW  
Calgary, Alberta

MLS # A2228884



**\$859,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Carrington             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,469 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |                           |                   |     |
|--------------------|---------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, See Remarks     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | See Remarks               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks               |                   |     |

**Inclusions:** n/a

Step into this exceptional TRUMAN former showhome in Carrington, one of Northwest Calgary's most sought-after communities. This home showcases the builder's signature quality and attention to detail, offering refined craftsmanship, premium upgrades, and modern elegance throughout. This 3-bedroom, open-concept home is thoughtfully designed to blend comfort with sophistication. At the heart of the main floor is a stunning chef's kitchen, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk in pantry with built-in shelving. The kitchen flows into a breathtaking great room, highlighted by soaring two-story ceilings and a striking electric fireplace with a sleek tile surround—ideal for both relaxing evenings and vibrant gatherings. With 9' ceilings, luxury vinyl plank flooring, a versatile den, a stylish 2-piece powder room, and thoughtfully designed living spaces, the main floor is as practical as it is beautiful. Upstairs, the elegant primary retreat offers a tray ceiling, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a modern 4-piece bathroom, and a convenient upper-level laundry area complete the second floor. The unfinished basement comes with a separate side entrance, offering the potential to create a legal suite, home gym, or media space tailored to your needs. Distinctive Feature: As a former showhome, this property is packed with premium upgrades, including professionally installed Gemstone Lights—a permanent, customizable exterior lighting system that enhances curb appeal and adds year-round functionality for holidays, special occasions, or everyday ambiance. Don't miss your chance to own a showpiece of modern design and innovation in one of Calgary's

premier neighbourhoods.