

# \$859,900 - 136 Carringvue Place Nw, Calgary

MLS® #A2228884

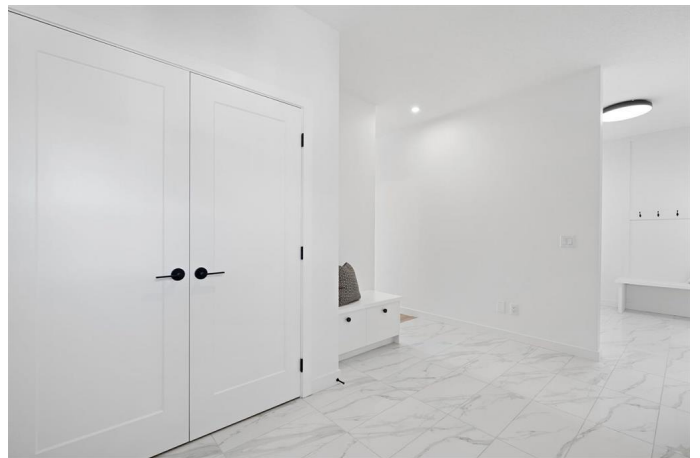
**\$859,900**

3 Bedroom, 3.00 Bathroom, 2,469 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

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 Lightsâ€™ a permanent, customizable exterior lighting system that enhances curb appeal and adds year-round functionality for holidays, special occasions, or everyday ambiance. Donâ€™t miss your chance to own a showpiece of modern design and innovation in one of Calgaryâ€™s premier neighbourhoods.

Built in 2024

**Essential Information**

MLS® #	A2228884
Price	\$859,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,469
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	136 Carringvue Place Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L9

**Amenities**

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, See Remarks

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	See Remarks

### Additional Information

Date Listed	June 6th, 2025
Days on Market	59
Zoning	R-G

### Listing Details

Listing Office	RE/MAX First
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