

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

MLS® #A2248113

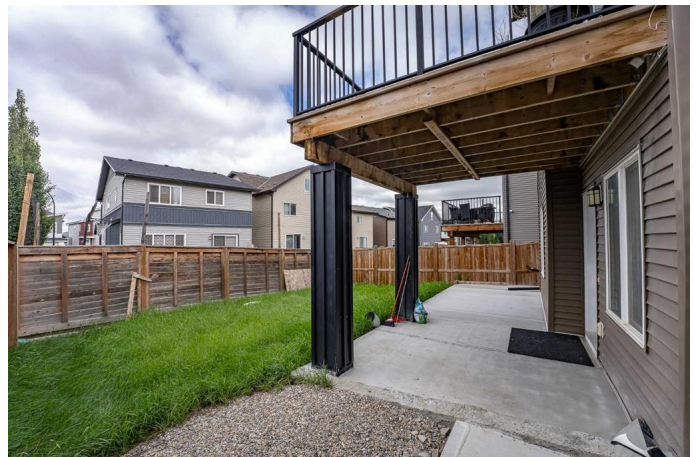
**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,142 sqft

Residential on 0.10 Acres

Carrington, Calgary, Alberta

Welcome to your dream home—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 property—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. Donâ€™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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