

38 Carringsby Way NW  
Calgary, Alberta

MLS # A2235120

**\$859,990**

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Carrington                 |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 2,243 sq.ft.               | Age:   | 2022 (3 yrs old) |
| Beds:     | 6                          | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached     |        |                  |
| Lot Size: | 0.08 Acre                  |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot |        |                  |

|             |                                                                                                                            |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                 | Water:     | -   |
| Floors:     | Ceramic Tile, Vinyl Plank                                                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                            | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Full, Suite                                                                                       | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                   | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                            | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |     |

Inclusions: N/A

**\*\* WATCH 3D TOUR\*\*** Welcome to this stunning, gorgeous 6 bedroom, 4-bathroom Detached home with a Double Front Garage and Legal Secondary Suite, offering over 3,100 sq ft of luxurious living space in the prestigious and family-friendly Carrington community. This home offers exceptional style and functionality with a main floor bedroom and half bath, perfect for guests or multi-generational living. The open-concept layout features elegant LVP flooring through out the house, zebra window blinds, a spacious gourmet kitchen with a large island, full-height cabinetry, stainless steel appliances including a gas range, built-in microwave, and walk-in pantry. Enjoy natural light throughout the bright living and dining areas, with sliding patio doors leading to a landscaped backyard—ideal for outdoor entertaining. Central air conditioning keeps the home cool and comfortable year-around. Upstairs boasts a luxurious primary bedroom with a 5-piece ensuite (dual vanity, soaker tub, separate shower, walk-in closet), two additional large bedrooms with walk in closets, a bonus room, convenient laundry, and a spacious bathroom with standing shower. The fully developed brand new legal basement suite includes a separate entrance, 9-ft ceilings, a modern kitchen with stainless steel appliances, two large bedrooms with big windows, a full bathroom with a modern vanity and shower, laundry room, storage area and a spacious living/dining area perfect for rental income or extended family. This home is equipped with a water softener and reverse osmosis system and features a beautifully landscaped backyard ideal for outdoor enjoyment. new roof and siding (Nov 2024) Located in a vibrant and upscale neighborhood, you’ll enjoy close proximity to Stoney Trail, parks, playgrounds, schools, shopping centers, restaurants, and essential services

including No Frills, McDonald’s, medical clinics, and a friendly community with an active lifestyle. Don't miss the opportunity to make this remarkable home your own.