

# \$1,049,786 - 189 Carringsby Way Nw, Calgary

MLS® #A2193859

**\$1,049,786**

8 Bedroom, 6.00 Bathroom, 2,691 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Exceptional value in Carrington!. This 2690 sq ft, fully finished home offers 8 bedrooms and 6 full bathrooms and backs onto a beautiful green park, providing both privacy and Scenic views. Thoughtfully designed, this home includes 2 separate basement units, 1 legal suite and 1 illegal suite making it ideal for multi-generational living or rental income. Immaculately Designed Legal Basement Suite with 2 bedrooms, a full kitchen, a full bathrooms and storage room. Additional illegal suite with Private entrance, a spacious bedroom,, a full bathroom, and space for a fridge, sink, microwave, and countertop - perfect for guests, extended family or a home office setup. Spacious and Elegant Main level. Step into a welcoming foyer with 9 ft ceilings and Luxury Vinyl Plank flooring throughout. The main floor features: - A Den/Office - Perfect for working from home. A large Living Room with a Cozy fireplace for warmth and ambiance. Gourmet Kitchen with Upgraded built-in appliances, Granite countertops, a large Island and ample Cabinetry. The Spice kitchen offers Extra space for meal prep. On this level, there is also a Bedroom and a 4-piece bathroom - ideal for guests or the elderly family members. The Dining room opens onto a composite deck, overlooking the serene green space. The upper level offers more Comfort and Luxury: Bonus Room with Vaulted Ceiling - perfect for Family Movie Nights. The Primary bedroom has a walk-in closet and a luxurious 5 piece Ensuite. 3 more



bedrooms on this level, one with a private 4 piece ensuite and the other two sharing another full bathroom. All bedrooms have walk-in closets!. Additional Features: - Separate side entrance to the Legal basement suite. - Smart Home features include, W-Fi-enabled Appliances, built-in WI-FI boosters. Security & Future - Proofing - Camera rough-ins and Pre-wired for Solar Panels. \*\*\* Prime Location - Close to shopping, parks, major roads, and all essential amenities. This home offers a rare combination of Space, Luxury, and Versatility in one of the most sought after community of Carrington. A Musts See!!!.

Built in 2021

### Essential Information

MLS® #	A2193859
Price	\$1,049,786
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,691
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	189 Carringsby Way Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T5

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 15th, 2025
Days on Market	87
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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