

\$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 Gas Range, Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| 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 | 60 |
| Zoning | R-G |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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