# \$999,786 - 189 Carringsby Way Nw, Calgary

MLS® #A2193859

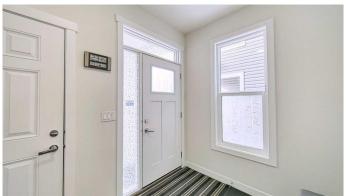
## \$999,786

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 \$999,786

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

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, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings, Built-In Gas Range, Electric

Stove

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Exterior Entry, 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 169
Zoning R-G
HOA Fees Freq. ANN

# **Listing Details**

Listing Office URBAN-REALTY.ca

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