

# \$939,000 - 34 Carringsby Landing Nw, Calgary

MLS® #A2248208

**\$939,000**

3 Bedroom, 3.00 Bathroom, 2,501 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

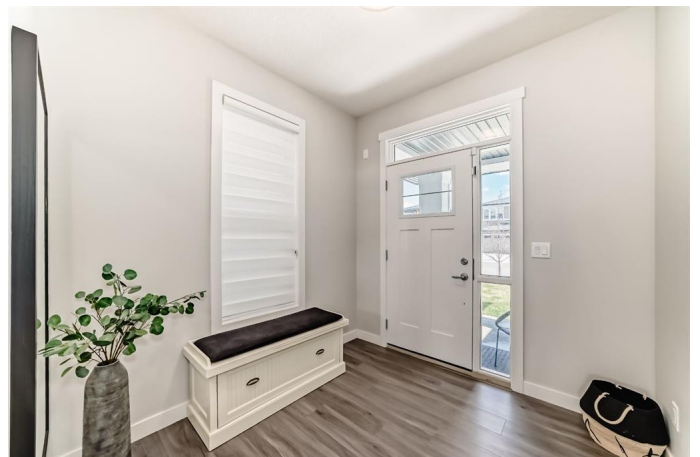
## THE BEST VALUE IN CARRINGTON!

Nestled in the sought-after NW community of Carrington, welcome to 34 Carringsby Landing NW - a rare opportunity to own a pond backing home in this vibrant neighbourhood. This stunning TRICO-built Rosewood model offers all the high-end features your family desires: stainless steel appliances, quartz countertops, 9-foot ceilings throughout, and an expanded entry for added space and comfort.

With approx. 2,500 sq. ft. of modern, open-concept living, the heart of the home is the chef's kitchen with a large quartz island and breakfast bar. The adjacent breakfast nook and expansive great room with a cozy fireplace make entertaining effortless - all framed by breathtaking views of the pond.

A flexible front room adapts to your lifestyle; it's perfect for a home office, playroom, or formal dining. Upstairs, a smart layout separates the spacious primary retreat complete with a luxurious king-size ensuite from two additional bedrooms and a central bonus room. All bedrooms have walk-in closets.

The walk-out basement offers direct access to the pond and holds exciting potential to design your dream space. This is a rare chance to own a walk-out property on a pond in Carrington - don't miss out on this exclusive opportunity!



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248208    |
| Price          | \$939,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,501       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 34 Carringsby Landing Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1L9                  |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached, Front Drive, Covered, Enclosed, Garage Faces Front |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s), See Remarks |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | None, Rough-In                                                                                                                             |
| Fireplace         | Yes                                                                                                                                        |

|                 |                            |
|-----------------|----------------------------|
| # of Fireplaces | 1                          |
| Fireplaces      | Family Room, Gas, Insert   |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished, Walk-Out |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-G               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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