

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

MLS® #A2193859

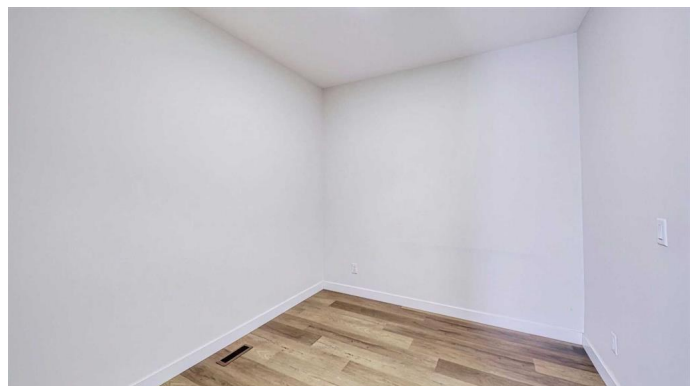
**\$1,049,786**

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 | 72                  |
| Zoning         | R-G                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

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

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