

174 Carringsby Way NW  
Calgary, Alberta

MLS # A2185063



**\$879,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Carrington             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,240 sq.ft.           | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | No Neighbours Behind   |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |

**Inclusions:** Security System including all the Cameras, Fireplace,

**\*\*Open House Feb 01(Saturday) and Feb 02(Sunday) from 2pm-4pm\*\***Welcome to this beautiful 2200+ Sqft Excel Homes Collingwood model with Legal basement suite located in the prestigious community of Carrington. The main floor welcomes you with a bright and open floor plan featuring a spacious living room, a formal Dining area, a well-appointed kitchen, Spice Kitchen, office Room and a 2-piece bath. The gorgeous kitchen has stainless steel appliance, quartz countertops and Center Island. On upper Level You are greeted by a Master bedroom with a 5 Piece Ensuite & a walk in Closet. Other three Bedrooms on upper level shares a common 4 Piece Bath with Laundry and a Family Room with vaulted ceiling complete the Upper level. Lower level has a Legal Basement suite with One Bed, a Den, Living Area and 4 Pc bath. Legal Basement has it's own kitchen and laundry. The double detached garage provides ample space for parking. This house is a few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today!