



GRASSROOTS
REALTY GROUP

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38 Carringsby Way NW
Calgary, Alberta

MLS # A2235120



\$889,888

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

**** WATCH 3D TOUR **** Welcome to this beautifully upgraded 6-bedroom, 4-bathroom home with a Double Front Garage and Legal Secondary Suite, offering over 3,100 sq ft of luxurious living space in the prestigious and family-friendly Carrington community. This home offers exceptional style and functionality with a main floor bedroom and half bath, perfect for guests or multi-generational living. The open-concept layout features elegant LVP flooring through out the house, zebra window blinds, a spacious gourmet kitchen with a large island, full-height cabinetry, stainless steel appliances including a gas range, built-in microwave, and walk-in pantry. Enjoy natural light throughout the bright living and dining areas, with sliding patio doors leading to a landscaped backyard—ideal for outdoor entertaining. Central air conditioning keeps the home cool and comfortable year-around. Upstairs boasts a luxurious primary bedroom with a 5-piece ensuite (dual vanity, soaker tub, separate shower, walk-in closet), two additional large bedrooms with walk in closets, a bonus room, convenient laundry, and a spacious bathroom with standing shower. The fully developed legal basement suite includes a separate entrance, 9-ft ceilings, a modern kitchen with stainless steel appliances, two large bedrooms with big windows, a full bathroom with a modern vanity and shower, laundry room, storage area and a spacious living/dining area perfect for rental income or extended family. This home is equipped with a water softener and reverse osmosis system and features a beautifully landscaped backyard ideal for outdoor enjoyment. Located in a vibrant and upscale neighborhood, you’ll enjoy close proximity to parks, playgrounds, schools, shopping centers, restaurants, and essential services including No Frills, McDonald’s, medical clinics, and more. With easy access

to Stoney Trail, commuting is a breeze. Whether you’re looking for space, income potential, or elegant family living, this home offers it all.