



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34 Carringsby Landing NW
Calgary, Alberta

MLS # A2248208



\$899,800

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached, Enclosed, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		
Inclusions:	all TV wall mounts		

PRICED TO SELL! 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!