



**234 Carringsby Way N  
Calgary, Alberta**

**MLS # A2326329**



**\$795,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Blinds, Top of the line appliances in Spice Kitchen

Welcome to 234 Carringsby Way NW, a beautifully maintained home in the highly desirable community of Carrington, perfectly positioned on a premium lot that fronts and backs onto green space. Offering exceptional privacy, open views, and an abundance of natural light, this is a rare opportunity to own a home in one of the community's most sought-after locations. Pride of ownership is evident throughout this immaculate residence. Lovingly cared for by its original owners, the home shows exceptionally well and is truly move-in ready. The thoughtfully designed floor plan offers spacious living areas that are perfect for growing families, multigenerational living, or those looking to operate a dayhome (subject to all applicable licensing and municipal requirements). The heart of the home is the stunning kitchen, featuring premium finishes and top-of-the-line appliances that will impress any home chef. An equally well-appointed spice kitchen, also equipped with high-end appliances, provides the perfect space for preparing elaborate meals while keeping the main kitchen pristine—an ideal feature for those who love to cook and entertain. Large windows throughout the home frame beautiful green space views while filling the interior with natural light. The functional layout offers generous living spaces designed for both everyday comfort and effortless entertaining. Step outside to enjoy the professionally landscaped yard, thoughtfully designed for low-maintenance living so you can spend more time relaxing and less time on upkeep. Whether you're enjoying your morning coffee overlooking the green space or hosting family and friends, the outdoor setting is peaceful, private, and inviting. Located close to scenic walking paths, parks, playgrounds, schools, shopping, restaurants, transit, and major roadways including Stoney Trail and Deerfoot Trail, this home offers the

perfect combination of convenience and tranquility. Premium homes on lots like this rarely become available. Combining an outstanding location, meticulous upkeep, high-end kitchen upgrades, low-maintenance landscaping, and excellent potential for families or a home-based daycare operation (subject to approvals), this exceptional property is one you won't want to miss. Book your private showing today!