



GRASSROOTS
REALTY GROUP

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45 Carringsby Landing NW
Calgary, Alberta

MLS # A2330056



\$899,999

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,578 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Fridge in Garage		

Welcome to this beautifully maintained and thoughtfully designed home in the highly sought-after community of Carrington NW! Offering two levels of exceptional living space, this spacious home features 4 generously sized bedrooms, 3.5 bathrooms, and a functional layout perfect for growing families, multi-generational living, or those who love to entertain. One of the home's standout features is its two primary bedrooms, each complete with its own private ensuite, providing comfort and privacy for family members or overnight guests. Two additional spacious bedrooms, a full bathroom, and a versatile upstairs family room offer the perfect space for relaxation, a kids' play area, or a cozy media room. The main floor is designed with both style and functionality in mind, featuring a bright and open-concept living area, a dedicated home office ideal for remote work, a spacious dining area, and a well-appointed kitchen complete with a walk-in pantry/mud room for added storage and convenience. The unfinished basement offers endless possibilities for future development and includes a separate side entrance, making it an excellent opportunity to create a legal secondary suite (subject to city approval) or a customized recreation space. Additional highlights include a double attached garage, central air conditioning, and the peace of mind that comes with a newly installed roof and gutters in 2025. Located in the vibrant and family-friendly community of Carrington NW, you'll enjoy easy access to beautiful parks, scenic walking paths, playgrounds, schools, shopping, restaurants, and everyday amenities. With quick access to Stoney Trail, commuting throughout Calgary is convenient, making this an ideal location for busy families and professionals alike. This is an exceptional opportunity to own a move-in-ready home in one of Northwest Calgary's most desirable and

growing communities. Don't miss your chance to make this outstanding property your next home!