



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

293 Carringsby Way NW
Calgary, Alberta

MLS # A2331276

\$720,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

Inclusions: EV CHARGER

Welcome to Carrington, one of Calgary's most desirable northwest communities, where modern design, thoughtful functionality, and exceptional family living come together in this beautiful detached home. Offering over 2,700 sq. ft. of developed living space, this impressive two-storey residence features 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double attached garage. Step inside to discover a bright and inviting main floor highlighted by stylish luxury vinyl flooring, expansive west-facing windows, and an open-concept layout designed for both everyday living and effortless entertaining. The kitchen is a true centerpiece, showcasing stainless steel appliances, quartz countertops, modern cabinetry, a massive central island, and a convenient walk-through pantry. Upstairs, you'll find a spacious bonus room, creating the perfect setting for family gatherings, a media room, or a home office. The upper level also offers three generously sized bedrooms, including a stunning primary retreat complete with a luxurious 5-piece ensuite and a large walk-in closet. For added convenience, the laundry room is thoughtfully located on the upper floor. The professionally finished basement expands the home's versatility with a large recreation area, a fourth bedroom, and a full bathroom, ideal for guests, teenagers, or multi-generational living arrangements. Enjoy outdoor living in the private west-facing backyard, backing directly onto greenspace for added privacy and tranquility. The spacious deck provides the perfect setting for summer barbecues, entertaining friends, or simply relaxing and enjoying the surrounding views. Completing the home is a double attached garage equipped with an EV charger, along with an extended driveway offering ample parking for multiple vehicles. Ideally situated near schools, playgrounds, shopping, restaurants, and

everyday amenities, this exceptional location also provides quick access to Stoney Trail and Deerfoot Trail, ensuring seamless commuting throughout the city. Combining space, style, and an unbeatable location, this outstanding family home presents a rare opportunity in sought-after Carrington. Don't miss your chance to call this exceptional property home. Schedule your private showing today.