



GRASSROOTS
REALTY GROUP

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234 Carringsby Way NW
Calgary, Alberta

MLS # A2351866



\$760,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hood Fan in Spice Kitchen, Blinds		

Exceptional Park-Facing Home | No Neighbours Behind! Welcome to 234 Carringsby Way NW, a beautifully upgraded 5-bedroom, 3.5-bathroom home in the sought-after community of Carrington. Offering 2,279 sq. ft. above grade plus 918 sq. ft. of fully finished basement space, this impressive property delivers over 3,100 sq. ft. of thoughtfully designed living space. Enjoy a rare combination of privacy, openness, and beautiful green space views! Situated on a premium lot that faces green space and backs onto a walking path, this home offers no neighbours behind, a peaceful setting, and a wonderful sense of openness. The sunny south-facing backyard and park-facing location make this property truly stand out. Inside, the home features a bright, open-concept layout with 9-foot ceilings, triple-pane windows, and upgrades throughout. Exceptionally maintained and very lightly used, it is move-in ready and showcases pride of ownership. The main floor is designed for comfortable living and entertaining, featuring a spacious living room with a gas fireplace and a dining area that opens onto the backyard deck. The stunning kitchen boasts an extra-long granite island, elegant two-tone cabinetry, and stainless steel appliances. A separate spice kitchen with a second gas stove, powerful hood fan, premium appliances, and extra storage is perfect for elaborate cooking while keeping the main kitchen fresh. A private office/den, powder room, and functional mudroom complete this level. Upstairs, a central bonus room provides additional space for family movie nights or relaxation. The spacious primary bedroom features a walk-in closet and luxurious 5-piece ensuite with dual vanities, a deep soaker tub, and a separate shower. Three additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level. The fully finished basement offers a

large recreation room, fifth bedroom, full bathroom, and ample storage. With 9-foot ceilings and plumbing rough-ins, there is potential for a future second kitchen or legal basement suite, subject to applicable approvals and permits. Step outside to your beautifully landscaped, low-maintenance backyard and enjoy the privacy, green space, and walking path just beyond your fence. Whether relaxing on the deck or entertaining guests, this outdoor setting offers a peaceful escape from the everyday. Additional features include central air conditioning, iron railings, upgraded spindles, and thoughtful finishes throughout. Located in the excellent, family-friendly community of Carrington, you'll enjoy easy access to parks, pathways, playgrounds, schools, shopping, restaurants, recreation facilities, transit, and major routes, including Stoney Trail. Triple-pane windows. Extensive upgrades. Over 3,100 sq. ft. of living space. This is a rare opportunity to own a beautifully maintained, lightly used home that combines privacy, openness, comfort, and an outstanding community lifestyle. Book your private showing today!