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174 Carringsby Way NW
Calgary, Alberta

MLS # A2185063



\$879,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Security System including all the Cameras, Fireplace,

****Open House Feb 01(Saturday) and Feb 02(Sunday) from 2pm-4pm****Welcome to this beautiful 2200+ Sqft Excel Homes Collingwood model with Legal basement suite located in the prestigious community of Carrington. The main floor welcomes you with a bright and open floor plan featuring a spacious living room, a formal Dining area, a well-appointed kitchen, Spice Kitchen, office Room and a 2-piece bath. The gorgeous kitchen has stainless steel appliance, quartz countertops and Center Island. On upper Level You are greeted by a Master bedroom with a 5 Piece Ensuite & a walk in Closet. Other three Bedrooms on upper level shares a common 4 Piece Bath with Laundry and a Family Room with vaulted ceiling complete the Upper level. Lower level has a Legal Basement suite with One Bed, a Den, Living Area and 4 Pc bath. Legal Basement has it's own kitchen and laundry. The double detached garage provides ample space for parking. This house is a few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today!