



GRASSROOTS
REALTY GROUP

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38 Carringsby Way NW
Calgary, Alberta

MLS # A2241978



\$840,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

**** WATCH 3D TOUR**** Welcome to this stunning, gorgeous 6 bedroom, 4-bathroom Detached home with a Double Front Garage and Legal Secondary Suite, offering over 3,100 sq ft of luxurious living space in the prestigious and family-friendly Carrington community. This home offers exceptional style and functionality with a main floor bedroom and half bath, perfect for guests or multi-generational living. The open-concept layout features elegant LVP flooring through out the house, zebra window blinds, a spacious stylish kitchen with a large island, full-height cabinetry, stainless steel appliances including a gas range, built-in microwave, and walk-in pantry. Enjoy natural light throughout the bright living and dining areas, with sliding patio doors leading to a landscaped backyard—ideal for outdoor entertaining. Central air conditioning keeps the home cool and comfortable year-around. Upstairs boasts a luxurious primary bedroom with a 5-piece ensuite (dual vanity, soaker tub, separate shower, walk-in closet), two additional large bedrooms with walk in closets, a bonus room, convenient laundry, and a spacious bathroom with standing shower. The fully developed legal basement suite includes a separate entrance, 9-ft ceilings, a modern kitchen with stainless steel appliances, two large bedrooms with big windows, a full bathroom with a modern vanity and a shower, laundry room, storage area and a spacious living/dining area perfect for rental income or extended family. This home features a beautifully landscaped backyard ideal for outdoor enjoyment. new roof and siding (Nov 2024) Located in a vibrant and upscale neighborhood, you’ll enjoy close proximity to Stoney Trail, parks, playgrounds, schools, shopping centers, restaurants, and essential services including No Frills, McDonald’s, medical clinics, and a friendly community with an active

lifestyle. Don't miss the opportunity to make this remarkable home your own.