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## 166 Carringsby Way NW Calgary, Alberta

MLS # A2258725



\$825,000

| Division: | Carrington                 |        |                  |  |  |  |
|-----------|----------------------------|--------|------------------|--|--|--|
| Type:     | Residential/House          |        |                  |  |  |  |
| Style:    | 2 Storey                   |        |                  |  |  |  |
| Size:     | 2,245 sq.ft.               | Age:   | 2022 (3 yrs old) |  |  |  |
| Beds:     | 7                          | 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:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -   |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -   |
| Basement:   | Full                              | 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 7 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. Upstairs boasts a luxurious primary bedroom with a 5-piece ensuite (dual vanity, soaker tub, separate shower, walk-in closet), three additional large bedrooms with a spacious family room, convenient laundry, and a spacious bathroom. 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. 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.