



**GRASSROOTS**  
REALTY GROUP

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**151 Carringham Way NW**  
**Calgary, Alberta**

**MLS # A2261832**



**\$849,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,352 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Front Drive, Garage D		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Rectangular Lot, See Remarks, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Call agent

This beautifully designed 6 bedrooms, 4.5 bath home showcases craftsmanship, functionality, and style across every level &mdash; perfect for growing or multi-generational families. Step inside to a welcoming open layout with railing throughout the stairs, a spacious living area filled with natural light from large windows, and 9-foot ceilings creating an airy feel. The gourmet kitchen impresses with full-height cabinetry, granite countertops, stainless-steel appliances, a chimney hood fan, and a generous SPICE KITCHEN complete with pantry and extra cabinetry &mdash; ideal for large family cooking. A half bathroom, mudroom, and a well-planned dining area complete the main floor, designed for both comfort and entertaining. Upstairs offers four spacious bedrooms, including a luxurious primary suite with a tiled standing shower and walk-in closet. The upper level also features three full bathrooms, a bright and open BONUS ROOM, and a dedicated laundry area for everyday convenience. The basement is a standout feature &mdash; a fully developed LEGAL SUITE with a separate side entrance, two bedrooms, a full kitchen, and a living area &mdash; an incredible mortgage helper or ideal space for extended family. Located steps away from Carrington Plaza, offering No Frills, McDonald&rsquo;s, and a variety of retail and dining options, plus quick access to Stoney Trail for effortless commuting. This is the perfect blend of elegance, space, and practicality &mdash; a great opportunity in one of NW Calgary&rsquo;s most sought-after neighbourhoods.