

1-833-477-6687 aloha@grassrootsrealty.ca

151 Carringham Way NW Calgary, Alberta

MLS # A2261832



\$849,900

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

Heating: Water: Central Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Mixed, Other, Stone, Vinyl Siding, Wood Frame R-G Foundation: **Poured Concrete Utilities:**

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

OPEN HOUSE NOVEMBER 2, 2025, FROM 1-4 PM. This beautifully designed 6 bedrooms, 4.5 bath home showcases craftsmanship, functionality, and style across every level — 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 — 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 — a fully developed LEGAL SUITE with a separate side entrance, two bedrooms, a full kitchen, and a living area — an incredible mortgage helper or ideal space for extended family. Located steps away from Carrington Plaza, offering No Frills, McDonald'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 — a great opportunity in one of NW Calgary's most sought-after neighbourhoods.