



**222 Carringsby Way NW
Calgary, Alberta**

MLS # A2152513



\$750,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Curtain, Curtain Rods, Two shelves on the wall in Livingroom

Welcome to the sweet house presents a point of difference with its FACE TOWARDS THE PARK!!, NO HOUSES AT THE BACK and EXTRA WINDOWS SUNSHINE BASEMENT :) Here is your opportunity to nestle in a remarkable home in the prestigious community of Carrington. The community is centrally located, with a playground, two ponds and a future school site. Fast access to Highway201; 15 minutes to the YYC International Airport and 20 minutes to downtown Calgary. It has an open concept floor plan with an elegant entrance (custom door), leading to a massive living room with abundance of natural light through huge windows and pot lights with a dimmer switch to adjust the ambience of your home to your mood. The amenities are unparalleled, comprising a gourmet kitchen, maple stain cabinets, quartz countertops, enormous breakfast island and a huge walk-in pantry WITH SENSOR LIGHT. The stainless-steel BUILT-IN appliances, a 3-door refrigerator, and upgraded lighting are not just enough to brag about the kitchen. The dining area leads you to a beautiful backyard with the facility of a barbeque gas line, a delightful haven for your family gatherings. What completes the main floor is the office area that comes with a half washroom. The dining area and the upper bonus room have aesthetically defined accent walls that add an exquisite feel to the sitting areas and plenty of room for the whole family to enjoy. Upgrade railing and Vinyl in stairs with Flush Style. The upper floor plan is rare as it is carefully customized with three spacious bedrooms, Jack & Jill Door between second bedroom to washroom. Central Bonus area separating the Master bedroom from the two other bedrooms. All the bedrooms having their own walk-in closets is a cherry on the cake. The nature's most spectacular Northern Lights could be seen from the two bedrooms. The

house also comes with WATER SOFTENER, SECURITY CAMERA(garage and front door only). The basement is untouched for your own creativity, it has its own separate entrance with 9ft ceiling and 3 windows above the level of ground for lots of natural light to the basement. Also, proximity to Carrington Plaza and public transportation. Don't miss out on this incredible opportunity to make this stunning your sweet home. Contact us today to schedule a viewing!