

\$859,990 - 38 Carringsby Way Nw, Calgary

MLS® #A2235120

\$859,990

6 Bedroom, 4.00 Bathroom, 2,243 sqft
Residential on 0.08 Acres

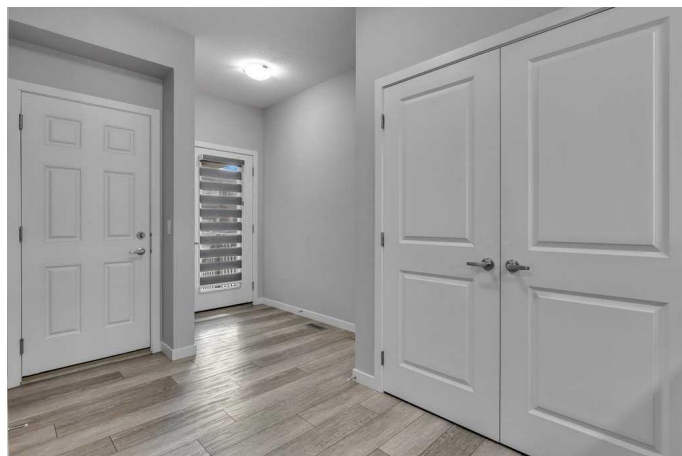
Carrington, Calgary, Alberta

**** WATCH 3D TOUR**** Welcome to this stunning, contemporary-bedroom, 4-bathroom 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 throughout the house, zebra window blinds, a spacious gourmet 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 shower, laundry room, storage area and a spacious



living/dining area perfect for rental income or extended family.

This home is equipped with a water softener and reverse osmosis system and features a beautifully landscaped backyard ideal for outdoor enjoyment. new roof and siding (2024)

Located in a vibrant and upscale neighborhood, youâ€™ll enjoy close proximity to Stoney Trail, parks, playgrounds, schools, shopping centers, restaurants, and essential services including No Frills, McDonaldâ€™s, medical clinics, and a friendly community with an active lifestyle. Don't miss the opportunity to make this remarkable home your own.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235120 |
| Price | \$859,990 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,243 |
| Acres | 0.08 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 38 Carringsby Way Nw |
| Subdivision | Carrington |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1T4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Lighting, Other |
| Lot Description | Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 7 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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