

**169 carringwood Close NW
Calgary, Alberta**

MLS # A2244731



\$789,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,250 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully designed home located in the family-friendly community of Carrington. This elegant two-storey residence offers just over 2,250 square feet of thoughtfully planned living space with over \$100K upgrades. It features three spacious bedrooms, a main-floor den that can easily be converted into a fourth bedroom, two and half bathrooms. Situated on a 44' wide, over 6800sf huge, east-facing pie-shaped lot that backs onto a quiet back lane, the home is just steps from tranquil nature ponds, offering a peaceful and picturesque setting. Upon entry, you're welcomed by abundant natural light, high-end engineered hardwood floors, and 9-foot ceilings on both the main and upper levels, creating a bright and open atmosphere. The living room is both stylish and comfortable, with large windows, a custom-tiled feature wall, and a modern gas fireplace—an ideal space for relaxing or entertaining. The kitchen is a standout, featuring stainless steel appliances, an oversized island with quartz countertops, ceiling-height two-tone cabinetry with glass panel displays, soft-close drawers, a lazy Susan, under-cabinet lighting, a walk-in pantry, and extended cabinetry for additional storage. Upstairs, the primary bedroom is impressively spacious and includes a luxurious ensuite with a fully tiled shower enclosed in 10mm glass, double vanities, and a large walk-in closet. Two additional well-sized bedrooms share an upgraded four-piece bathroom. Both bathrooms are finished with full-height mirrors, quartz countertops, and stylish backsplash details. A cozy bonus room and a convenient upper-level laundry room with rough-in for a sink complete the upper floor. Additional highlights include a 200-amp electrical panel, central air conditioning, and an insulated, drywalled double garage. The home is conveniently located near parks, walking paths, the Carrington

Commercial Centre, major roadways like Stoney Trail and Deerfoot Trail, and is only minutes from Calgary International Airport.