153 Carringsby Way NW
Calgary, Alberta

MLS # A2201718
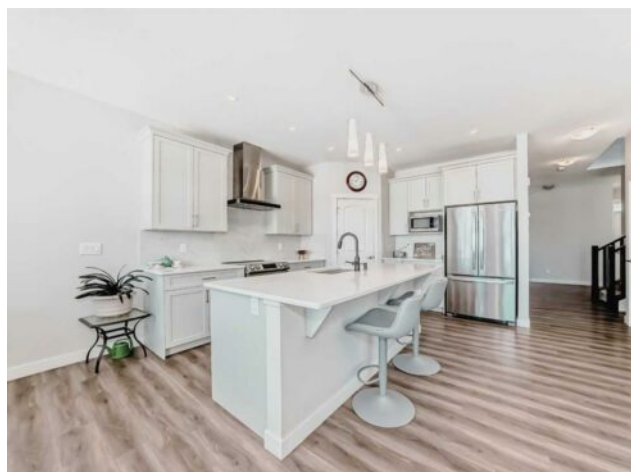
$825,000

Division:	Carrington
Type:	Residential/House
Style:	2 Storey
Size:	2,082 sq.ft.
Age:	2021 (4 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.09 Acre
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Not ZERO LOT, easy to DEVELOP legal suite in basement. 3 bedrooms + Den/4th bedroom. This beautifully designed 2,082 sq. ft. home nestled on a quiet street in a sought-after community Carrington. Built by Trico Homes, this exceptional property offers a modern open-concept layout with 9-ft ceilings on the main floor, creating a bright and spacious atmosphere. Enjoy the serene East-facing backyard, backing onto lush green space, perfect for morning sunrises and peaceful outdoor living. Watch kids playing at the playground while cooking, or enjoy many baseball games right at the backyard. The upper level features three generously sized bedrooms, including a spacious master suite, a bonus room ideally positioned between the master and secondary bedrooms, and the convenience of an upper-floor laundry room. With an unfinished basement ready for your personal touch and a double attached garage, this home is perfect for families looking for comfort, functionality, and future potential. Don’t miss this fantastic opportunity to live in a prime lot. Not ZERO LOT, $50,000 extra value on the lot. QUICK POSSESSION.