

# \$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, gorgeous 6 bedroom, 4-bathroom Detached 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 brand new 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 (Nov 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 30  
Zoning R-G

### Listing Details

Listing Office Executive Real Estate Services

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