

\$889,999 - 161 Carringsby Way Nw, Calgary

MLS® #A2088168

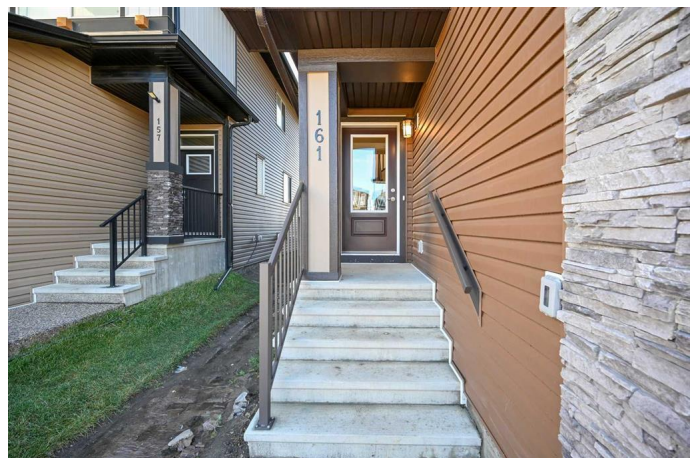
\$889,999

6 Bedroom, 5.00 Bathroom, 2,543 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Welcome to this inviting and versatile property that offers not only a comfortable and stylish living space but also an incredible opportunity for additional income. With its thoughtfully designed secondary legal suite, this home is perfect for those seeking a flexible living arrangement or looking to generate rental income to offset mortgage payments.. This home has it all! As you enter, you are welcomed into the foyer with a good-sized storage closet right - nice for trucking away outerwear. The kitchen is executive and upgraded with rich wooden cabinetry w/silver hardware, a dual basin sink in the oversized island with breakfast bar seating, feature pendant lighting above island, recessed pot lighting, elegant tile backsplash, plenty of storage space & a stainless steel appliance package including a French door fridge with bottom freezer, gas cooktop with over the range hood fan, built-in wall oven, wall microwave and built-in dishwasher! The living room is inviting and finished with luxury vinyl flooring and centers around a stunning inset fireplace with sliding glass door leading to backyard, 9' ceilings, beautiful luxury vinyl plank flooring, tiled wet areas & lots of pot and Pendant lighting add to the elegance of this home. Your 2nd level features 4 BEDROOMS - the owners suite offers an opulent ensuite W/dual sinks, soaker tub & o/s shower & large walk in closet ! Central bonus room separates the additional 3 bedrooms. Your laundry room is conveniently located on this level. the



secondary legal suite. With its separate entrance and self-contained living space, this legal suite provides endless possibilities. The potential for additional income is truly remarkable. The Newly built secondary legal suite features its own living area, kitchenette, two bedrooms, and bathroom, ensuring privacy and comfort for both occupants. Its kitchen is fully equipped with a stove , fridge & microwave. Laundry room (new kitchen appliances will install before possession date) .

The versatility of this space allows you to adapt it to your specific needs, making it an ideal investment opportunity or a perfect solution for multi-generational living. this house backing onto green, Located in a desirable neighborhood, this property is conveniently close to a range of amenities, including shopping centers, schools, parks, and public transportation. Take advantage of the nearby recreational opportunities and enjoy this great family oriented community. Don't miss out on this fantastic opportunity. Whether you're a savvy investor or simply looking to maximize your homeownership experience, this property is a rare find. Schedule your private tour today and envision the possibilities that await you in this versatile home.

Built in 2021

Essential Information

MLS® #	A2088168
Price	\$889,999
Sold Price	\$880,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,543
Acres	0.09

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	161 Carringsby Way Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, On Street

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Microwave, Range Hood, See Remarks, Stove(s), Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 29th, 2023
Days on Market	11
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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