

\$795,000 - 222 Carringsby Way Nw, Calgary

MLS® #A2152513

\$795,000

3 Bedroom, 3.00 Bathroom, 2,243 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to the Sweet House presents a point of difference with its FACE TOWARDS THE PARK!!, NO HOUSES AT THE BACK and EXTRA WINDOWS SUNSHINE BASEMENT :)

Here is your opportunity to nestle in a remarkable home in the prestigious community of Carrington. The community is centrally located, with a playground, two ponds and a future school site. Fast access to Highway201; 15 minutes to the YYC International Airport and 20 minutes to downtown Calgary. It has an open concept floor plan with an elegant entrance (custom door), leading to a massive living room with abundance of natural light through huge windows and pot lights with a dimmer switch to adjust the ambience of your home to your mood. The amenities are unparalleled, comprising a gourmet kitchen, maple stain cabinets, quartz countertops, enormous breakfast island and a huge walk-in pantry WITH SENSOR LIGHT. The stainless-steel BUILT-IN appliances, a 3-door refrigerator, and upgraded lighting are not just enough to brag about the kitchen. The dining area leads you to a beautiful backyard with the facility of a barbeque gas line, a delightful haven for your family gatherings. What completes the main floor is the office area that comes with a half washroom. The dining area and the upper bonus room have aesthetically defined accent walls that add an exquisite feel to the sitting areas and plenty of room for the whole family to enjoy. Upgrade railing and Vinyl in stairs with Flush Style. The upper floor



plan is rare as it is carefully customized with three spacious bedrooms, Jack & Jill Door between second bedroom to washroom. Central Bonus area separating the Master bedroom from the two other bedrooms. All the bedrooms having their own walk-in closets is a cherry on the cake. The nature's most spectacular Northern Lights could be seen from the two bedrooms. The house also comes with WATER SOFTENER, SECURITY CAMERA(garage and front door only). The basement is untouched for your own creativity, it has its own separate entrance with 9ft ceiling and 3 windows above the level of ground for lots of natural light to the basement. Also, proximity to Carrington Plaza and public transportation. Don't miss out on this incredible opportunity to make this stunning your sweet home. Contact us today to schedule a viewing!

Built in 2023

Essential Information

MLS® #	A2152513
Price	\$795,000
Sold Price	\$782,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,243
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	222 Carringsby Way Nw
---------	-----------------------

Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	September 10th, 2024
Days on Market	47
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.