

## 261 Carringsby Landing NW Calgary, Alberta

**MLS # A2227949**



**\$879,999**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,601 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar

**Inclusions:** Gazebo

STUNNING 5-Bedroom Home with LUXURY UPGRADES in Desirable Carrington NW! Welcome to this beautifully designed 2,600 sqft home nestled in the heart of Carrington NW, located on a TRADITIONAL LOT just steps from scenic WALKING PATH, a TRANQUIL POND, and a VIBRANT PARK &mdash;only 2 minutes away! Enjoy quick access to amenities with a 3-MINUTE drive to nearby PLAZA and STONY TRAIL, making commuting and daily errands a breeze. Step inside to discover a spacious and elegant layout featuring TWO GENEROUS LIVING areas and a CHEFSTYLE KITCHEN adorned with LEVEL 4 UPGRADES, BUILT-IN APPLIANCES, LARGE ISLAND, and modern finishes throughout. For added convenience and culinary flair, there's a dedicated SPICE KITCHEN with a GAS RANGE&mdash;perfect for preparing meals with ease. The dining area flows seamlessly from the kitchen, ideal for family gatherings and dinner parties. Upstairs, you'll find a well-thought-out layout with TWO LUXURIOUS MASTER BEDROOMS, each boasting a PRIVATE ENSUITE and WALK-IN CLOSET. A spacious BONUS ROOM provides the perfect retreat for movie nights or a kids' play area, while TWO additional bedrooms share another beautifully appointed FULL bathroom. A well placed LAUNDRY ROOM adds an extra layer of convenience. The FULLY FINISHED BASEMENT features a SEPARATE SIDE ENTRANCE and offers exceptional versatility with a HUGE REC ROOM complete with a WET BAR, a KING SIZE BEDROOM, a modern full bathroom with a standing shower and ample storage space&mdash;ideal for guests, rental income, or multi-generational living. Outside, the home showcases a FULLY LANDSCAPED AND FULLY FENCED BACKYARD, offering a PATIO & GAZEBO for relaxation and entertaining. This

move-in-ready home blends space, style, and convenience—perfect for growing families or savvy investors. Book your showings today and don't miss your chance to own in one of NW Calgary's most desirable communities!