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172 Carringsby Avenue NW
Calgary, Alberta

MLS # A2293154

$689,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: freezer and fridge in garage

Watch the video This is the one! Home Sweet Home! Fall in love at first sight with this picture-perfect home where luxury meets everyday functionality in the heart of Carrington NW. This fully upgraded, nearly 2,000 SQ FT, move-in ready Trico-built home showcases high-end finishes and modern elegance — prepare to be impressed! Located on a quiet, family-oriented street just steps from walking trails and the pond, this home offers the perfect setting for nature lovers. Excellent Location | Bright & Open Floor Plan | Generous Size Backyard | Stunning Chef's Kitchen | Top of the Line Appliances | 3 Spacious Bedrooms (All with walk-in closets) | Vinyl Flooring Throughout | Bonus Room with Vaulted Ceilings | Side Entrance | 9 FT Basement Ceilings. Upon entry, a warm and inviting foyer welcomes you into an open floor plan filled with natural light. The state-of-the-art chef’s kitchen is the true showstopper — featuring gorgeous quartz countertops, extensive cabinetry including glass cabinets and wine shelving, sleek black hardware, an upgraded designer backsplash, under cabinets lighting, and a massive island perfect for entertaining. The elegant living room is framed by large windows and a cozy fireplace, creating a warm and inviting space for winter evenings. The spacious dining area comfortably accommodates a 6–8 seat table for family gatherings. Upstairs, upgraded vinyl flooring continues throughout — no carpet whatsoever! The vaulted bonus room is ideal for movie nights or a kids’ retreat. This level offers three generous bedrooms, including a primary suite with a walk-in closet and a private ensuite featuring a tub, glass shower, and dual sinks. Two additional bedrooms with walk-in closets, a full bathroom, and a convenient laundry room complete the upper floor. And with a separate side

entrance and an unfinished basement with rough-ins for a future bathroom, wet bar, and laundry, you’re not just buying a home — you’re investing in future potential. Ample of backyard space - something which would find as a rare feature now days - your kids would love to play around and your summer gatherings would be amazing. Located in a desirable NW Calgary community with quick access to Stoney Trail, schools, parks, and shopping, this home offers the perfect blend of luxury, space, and modern convenience. Don’t miss your chance to own this fully loaded dream home.

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