

**305 Carringsby Way NW**  
**Calgary, Alberta**

**MLS # A2296495**



**\$725,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** NA

Welcome to Carrington—one of Calgary’s most exciting and thoughtfully planned communities, surrounded by 65 acres of green space, scenic ponds, playgrounds, and direct access to the incredible 138 km Rotary/Mattamy Greenway trail system. This gorgeous 4-bedroom home is perfectly positioned backing onto peaceful greenspace, offering both privacy and beautiful natural views. Inside, you’ll immediately notice the abundance of natural sunlight streaming through the large windows, creating a bright and inviting atmosphere throughout, along with the added comfort of air conditioning. The open-concept main floor is designed for both everyday living and entertaining, featuring a seamless flow between the living room, dining area, and kitchen. A versatile main floor den—easily used as a fifth bedroom—provides the perfect space for guests, a home office, or a quiet retreat, while the conveniently located half bath sits just off the mudroom for added functionality. Upstairs, a spacious bonus room thoughtfully separates the primary suite from the two secondary bedrooms—ideal for families wanting both connection and privacy. The primary bedroom is truly impressive in size and offers a spa-inspired ensuite complete with dual sinks, a large soaker tub, separate shower, private water closet, and a generous walk-in closet. This home has another year left on the build envelop warranty and another 5 year structural beyond that! Carrington continues to grow with exciting future amenities including planned school sites, expanded commercial development, and a future stop along the Green Line LRT—making this an excellent opportunity for both lifestyle and long-term value. Located just 15 minutes from CrossIron Mills, Costco, and Airdrie, you’ll enjoy convenient access to shopping, dining, and

everyday essentials while still being tucked into a quiet, nature-filled community.