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144 Carringham Way NW Calgary, Alberta

MLS # A2354452

$895,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to this modern 2022-built home in the highly desirable community of Carrington. Designed with family living in mind, this home offers contemporary style, upgraded finishes throughout, and peace of mind with recent construction minimizing near-term maintenance. Step up to the welcoming front exterior, featuring a double attached garage and clean architectural curb appeal. Upon entry, a bright foyer flows into luxury vinyl plank (LVP) flooring and 9-foot ceilings that frame the open-concept main level. Just off the hallway, a dedicated den provides an ideal home office setup, accompanied by a convenient half bath. Moving inward, the main living area centers around an inviting living room highlighted by a stylish electric fireplace anchored in a dark floor-to-ceiling tile feature wall. Adjacent to the living room, the open dining space is framed by large windows bringing in abundant natural light. The kitchen showcases quartz countertops, a full stainless steel appliance package, sleek cabinetry, and a walk-in pantry. Off the kitchen, a practical mudroom connects toward the double garage to keep daily entry organized. Upstairs, the layout opens into a spacious bonus family room centered among four generously sized bedrooms, ideal for growing families. The primary retreat features a large walk-in closet and an ensuite bath with a dual-sink quartz vanity and modern tub/shower setup. Two of the secondary bedrooms also offer walk-in closets, while the fourth bedroom functions effortlessly as a secondary office or nursery. A full four-piece bath and a dedicated laundry room complete this well-designed upper floor. The fully developed basement features a legal one-bedroom suite with its own private side entrance, offering exceptional flexibility for multigenerational living or extended family guests. Finished with durable LVP flooring and tile bath finishes, this self-contained space

includes a full lower kitchen with brand-new stainless steel appliances, quartz countertops, a living area, under-stairs storage, a comfortable bedroom, and a full four-piece bath. Out back, step onto the raised deck overlooking the fully fenced yard and adjacent green space, offering a private outdoor area for play and outdoor dining. Nestled in Calgary’s northwest, Carrington is a vibrant, family-oriented neighbourhood known for its thoughtful urban design. Residents enjoy access to scenic green spaces, walking trails, play parks, and future commercial amenities, all with convenient access to major roadways like Stoney Trail for easy commutes. This beautifully appointed property offers modern design, functional living space, and an ideal community location.

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