

## 174 CARRINGSBY Way, Calgary T3P 1T5

MLS®#: Status:	A2185063 Active	Area: County:	Carrington Calgary	Listing Date: Change:	01/02/25 None			\$889,900 n:Fort McMurray				
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Detached Calgary 2022 3,336 sqft 3,336 sqft No Neighbours Double Garage			2,239 2,239	DOM 19 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (4 1 ) 3.5 (3 1) 2 Storey 2 2	
						Utilities and F	Feature	5				
Roof: Heating: Sewer: Ext Feat:	ring: Forced Air,Natural Gas				<b>Vi</b> Flo	ooring:	on: ing,Wood Frame ile,Vinyl					

Fnd/Bsmt: **Poured Concrete** Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Water Source:

Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Int Feat: Utilities:

Kitchen Appl:

**Room Information** 

Room	Level	<u>Dimensions</u>	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`6"	Dining Room	Main	6`11" x 10`1"
Foyer	Main	8`5" x 8`4"	Kitchen	Main	14`11" x 16`2"
Spice Kitchen	Main	8`11" x 5`7"	Living Room	Main	16`1" x 12`9"
Office	Main	8`9" x 11`7"	4pc Bathroom	Second	5`4" x 11`6"
5pc Ensuite bath	Second	10`7" x 16`0"	Bedroom	Second	9`0" x 12`3"
Bedroom	Second	8`9" x 15`11"	Bedroom	Second	13`8" x 11`7"
Family Room	Second	17`3" x 14`6"	Laundry	Second	5`4" x 7`10"

Bedroom - Primary 4pc Bathroom Den Living Room	Second Basement Basement Basement	12`5" x 14`8" 8`0" x 5`0" 9`8" x 12`2" 12`7" x 19`3"	Walk-In Closet Bedroom Kitchen Furnace/Utility Room Legal/Tax/Financial	Second Basement Basement Basement	6`11" x 6`11" 11`9" x 12`1" 13`5" x 6`6" 9`3" x 10`4"		
Title:		Zoning:					
Fee Simple		R-G					
Legal Desc:	2111974						
			Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to this beautiful 2200+ Sqft Excel Homes Collingwood model with Legal basement suite located in the prestigious community of Carrington. The main floor welcomes you with a bright and open floor plan featuring a spacious living room, a formal Dining area, a well-appointed kitchen, Spice Kitchen, office Room and a 2- piece bath. The gorgeous kitchen has stainless steel appliance, quartz countertops and Center Island. On upper Level You are greeted by a Master bedroom with a 5 Piece Ensuite & a walk in Closet. Other three Bedrooms on upper level shares a common 4 Piece Bath with Laundry and a Family Room with vaulted ceiling complete the Upper level. Lower level has a Legal Basement suite with One Bed, a Den, Living Area and 4 Pc bath. Legal Basement has it's own kitchen and laundry. The double detached garage provides ample space for parking. This house is a few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today! Security System including all the Cameras, Fireplace, PREP Realty						

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













