

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				Vi 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













