



THE
A-TEAM

**RE/MAX
FIRST**

189 CARRINGSBY Way, Calgary T3P 1T5

MLS®#: **A2193859**

Area: **Carrington**

Listing Date: **02/15/25**

List Price: **\$1,099,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,885 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,690**
Low Sqft:
Ttl Sqft: **2,690**

DOM

7
Layout
Beds: **8 (5 3)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Rectangular Lot,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	12`3" x 6`9"
Dining Room	Main	11`4" x 9`0"
Spice Kitchen	Main	8`4" x 5`6"
Bedroom	Main	11`0" x 10`5"
Bonus Room	Second	13`8" x 13`8"
Walk-In Closet	Second	10`11" x 6`8"
Bedroom	Second	14`8" x 9`11"
Bedroom	Second	12`6" x 10`11"
4pc Bathroom	Second	10`11" x 4`11"
Bedroom	Suite	11`9" x 9`8"

Room	Level	Dimensions
Living Room	Main	15`10" x 13`8"
Kitchen	Main	12`10" x 11`4"
Den	Main	11`0" x 9`6"
3pc Bathroom	Main	8`4" x 4`11"
Bedroom - Primary	Second	17`4" x 16`2"
5pc Ensuite bath	Second	16`2" x 9`8"
Bedroom	Second	11`11" x 9`11"
4pc Ensuite bath	Second	10`11" x 4`11"
Laundry	Second	5`4" x 5`3"
4pc Bathroom	Suite	8`9" x 4`11"

4pc Bathroom
Bedroom
Laundry

Suite
Suite
Suite

8`0" x 4`11"
10`0" x 11`9"
9`1" x 7`0"

Bedroom
Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Suite
Suite
Lower

11`7" x 10`0"
14`9" x 11`8"
15`2" x 7`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G
2111974

Remarks

Pub Rmks: **Exceptional value in Carrington!. This 2690 sq ft, fully finished home offers 8 bedrooms and 6 full bathrooms and backs onto a beautiful green park, providing both privacy and Scenic views. Thoughtfully designed, this home includes 2 separate basement units, 1 legal suite and 1 illegal suite making it ideal for multi-generational living or rental income. Immaculately Designed Legal Basement Suite with 2 bedrooms, a full kitchen, a full bathrooms and storage room. Additional illegal suite with Private entrance, a spacious bedroom,, a full bathroom, and space for a fridge, sink, microwave, and countertop - perfect for guests, extended family or a home office setup. Spacious and Elegant Main level. Step into a welcoming foyer with 9 ft ceilings and Luxury Vinyl Plank flooring throughout. The main floor features: - A Den/Office - Perfect for working from home. A large Living Room with a Cozy fireplace for warmth and ambiance. Gourmet Kitchen with Upgraded built-in appliances, Granite countertops, a large Island and ample Cabinetry. The Spice kitchen offers Extra space for meal prep. On this level, there is also a Bedroom and a 4-piece bathroom - ideal for guests or the elderly family members. The Dining room opens onto a composite deck, overlooking the serene green space. The upper level offers more Comfort and Luxury: Bonus Room with Vaulted Ceiling - perfect for Family Movie Nights. The Primary bedroom has a walk-in closet and a luxurious 5 piece Ensuite. 3 more bedrooms on this level, one with a private 4 piece ensuite and the other two sharing another full bathroom. All bedrooms have walk-in closets!. Additional Features: - Separate side entrance to the Legal basement suite. - Smart Home features include, W-FI-enabled Appliances, built-in WI-FI boosters. Security & Future - Proofing - Camera rough-ins and Pre-wired for Solar Panels. *** Prime Location - Close to shopping, parks, major roads, and all essential amenities. This home offers a rare combination of Space, Luxury, and Versatility in one of the most sought after community of Carrington. A Musts See!!!.**

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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













