



THE
A-TEAM

**RE/MAX
FIRST**

74 CARRINGSBY Way, Calgary T3P 1T4

MLS®#: **A2196820**

Area: **Carrington**

Listing Date: **02/28/25**

List Price: **\$779,900**

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: **3,422 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,142**
Low Sqft:
Ttl Sqft: **2,142**

DOM

14
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Irregular Lot,Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 6`7"	Mud Room	Main	7`6" x 3`11"
2pc Bathroom	Main	4`11" x 5`4"	Pantry	Main	4`9" x 9`5"
Kitchen With Eating Area	Main	9`6" x 15`3"	Living Room	Main	13`9" x 11`5"
Dining Room	Main	13`4" x 13`0"	Walk-In Closet	Upper	8`8" x 5`2"
5pc Ensuite bath	Upper	6`3" x 13`7"	Bedroom - Primary	Upper	10`11" x 14`3"
Bonus Room	Upper	13`9" x 12`1"	5pc Bathroom	Upper	8`8" x 8`2"
Bedroom	Upper	9`9" x 9`5"	Bedroom	Upper	10`5" x 9`4"

Laundry
Exercise Room

Upper
Basement

5`3" x 5`5"
23`9" x 23`6"

Furnace/Utility Room
Bedroom
Legal/Tax/Financial

Basement
Upper

11`11" x 4`2"
8`8" x 12`9"

Title:
Fee Simple
Legal Desc:

2111974

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY, MAR 16 FROM 1-3PM**Exceptional opportunity! This beautifully upgraded 4-bedroom home offers 2,142 sq. ft. of above-grade living space in a prime location near parks, schools, amenities, and public transit with quick access to Stoney Trail, commuting west to the mountains or east to Highway 2 and Deerfoot Trail. A spacious foyer welcomes you with a striking open-to-below staircase. The main floor showcases 10-ft ceilings, luxury vinyl plank flooring, and an open-concept layout seamlessly connecting the living room, dining area, and kitchen. The kitchen is designed for both style and function, featuring soft-close white cabinetry, quartz countertops, upgraded stainless steel appliances—including a gas stove, built-in microwave, an oversized island with an eating bar, and a walkthrough pantry. The dining area opens onto a large patio with a gazebo, and fully landscaped, fenced backyard including a gas outlet. The living room is warm and inviting, centered around a custom feature wall with a tile-surround and electric fireplace. A half bath and a spacious rear entry lead to the double attached garage that is fully insulated and drywalled. Upstairs, a cozy bonus room provides additional living space. Three generously sized spare bedrooms offer ample closet storage, while a well-appointed 5-piece bathroom includes a privacy door separating the toilet and tub from the dual sinks and vanities. The master bedroom features a luxurious 5-piece ensuite with dual sinks, a custom shower, a standalone tub, and a walk-in closet with direct access to the upstairs laundry room, which includes quartz counters and extra storage. Master bedroom is on one side of the house separated by the bonus room. The unfinished basement boasts 9-ft ceilings, offering endless possibilities for future development, great for a home gym. Additional highlights include central air conditioning, a central vacuum system with attachments, designer ceilings, and custom motorized blinds throughout. Major exterior updates in 2025 includes new roof shingles, fascia, eavestroughs, and siding on three sides. Don't miss out—schedule your showing today with your fav Realtor!**

Inclusions:
Property Listed By:

**Gazebo
Diamond Realty & Associates LTD.**

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













