

# \$889,888 - 38 Carringsby Way Nw, Calgary

MLS® #A2235120

**\$889,888**

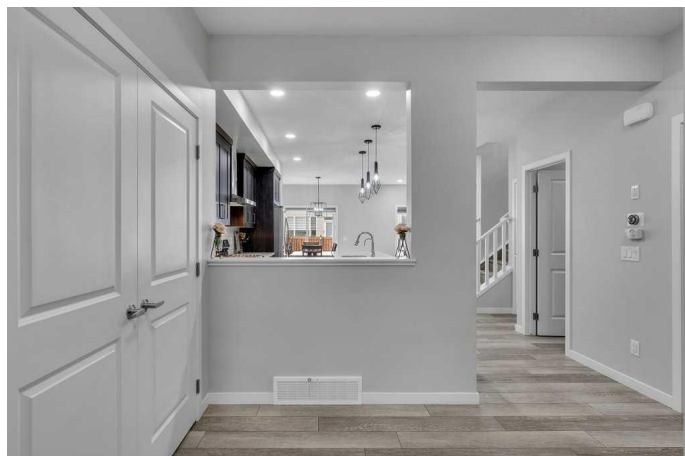
6 Bedroom, 4.00 Bathroom, 2,243 sqft  
Residential on 0.08 Acres

Carrington, Calgary, Alberta

**\*\* WATCH 3D TOUR\*\*** Welcome to this beautifully upgraded 6-bedroom, 4-bathroom home with a Double Front Garage and Legal Secondary Suite, offering over 3,100 sq ft of luxurious living space in the prestigious and family-friendly Carrington community. This home offers exceptional style and functionality with a main floor bedroom and half bath, perfect for guests or multi-generational living. The open-concept layout features elegant LVP flooring throughout the house, zebra window blinds, a spacious gourmet kitchen with a large island, full-height cabinetry, stainless steel appliances including a gas range, built-in microwave, and walk-in pantry.

Enjoy natural light throughout the bright living and dining areas, with sliding patio doors leading to a landscaped backyard—ideal for outdoor entertaining. Central air conditioning keeps the home cool and comfortable year-around.

Upstairs boasts a luxurious primary bedroom with a 5-piece ensuite (dual vanity, soaker tub, separate shower, walk-in closet), two additional large bedrooms with walk in closets, a bonus room, convenient laundry, and a spacious bathroom with standing shower. The fully developed legal basement suite includes a separate entrance, 9-ft ceilings, a modern kitchen with stainless steel appliances, two large bedrooms with big windows, a full bathroom with a modern vanity and shower, laundry room, storage area and a spacious



living/dining area perfect for rental income or extended family.

This home is equipped with a water softener and reverse osmosis system and features a beautifully landscaped backyard ideal for outdoor enjoyment.

Located in a vibrant and upscale neighborhood, youâ€™ll enjoy close proximity to parks, playgrounds, schools, shopping centers, restaurants, and essential services including No Frills, McDonaldâ€™s, medical clinics, and more. With easy access to Stoney Trail, commuting is a breeze. Whether youâ€™re looking for space, income potential, or elegant family living, this home offers it all.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235120    |
| Price          | \$889,888   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,243       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 38 Carringsby Way Nw |
| Subdivision | Carrington           |
| City        | Calgary              |
| County      | Calgary              |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3P 1T4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer         |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Suite, Exterior Entry                                                                                                |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting, Other            |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.