



## 189 Carringsby Way Calgary Alberta

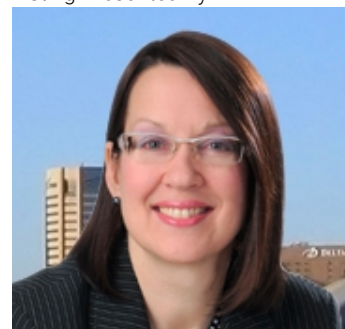
\$999,786

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. \*\*\* ...

Bonus Room 13.67 Ft x 13.67 Ft  
Primary Bedroom 17.33 Ft x 16.17 Ft  
Other 10.92 Ft x 6.67 Ft  
5pc Bathroom 16.17 Ft x 9.67 Ft  
Bedroom 14.67 Ft x 9.92 Ft  
Bedroom 11.92 Ft x 9.92 Ft  
Bedroom 12.50 Ft x 10.92 Ft  
4pc Bathroom 10.92 Ft x 4.92 Ft  
4pc Bathroom 10.92 Ft x 4.92 Ft

Furnace 15.17 Ft x 7.33 Ft  
Foyer 12.25 Ft x 6.75 Ft  
Living room 15.83 Ft x 13.67 Ft  
Dining room 11.33 Ft x 9.00 Ft  
Kitchen 12.83 Ft x 11.33 Ft  
Other 8.33 Ft x 5.50 Ft  
Den 11.00 Ft x 9.50 Ft  
Bedroom 11.00 Ft x 10.42 Ft  
3pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



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