



# 172 Carringsby Avenue Calgary Alberta

\$689,900

\*Watch the video\* Open House March 15th: 12pm - 2pm. This is the one! Home Sweet Home! Fall in love at first sight with this picture-perfect home where luxury meets everyday functionality in the heart of Carrington NW. This fully upgraded, nearly 2,000 SQFT, move-in ready Trico-built home showcases high-end finishes and modern elegance – prepare to be impressed! Located on a quiet, family-oriented street just steps from walking trails and the pond, this home offers the perfect setting for nature lovers. Excellent Location | Bright & Open Floor Plan | Generous Size Backyard | Stunning Chef's Kitchen | Top of the Line Appliances | 3 Spacious Bedrooms (All with walk-in closets) | Vinyl Flooring Throughout | Bonus Room with Vaulted Ceilings | Side Entrance | 9FT Basement Ceilings. Upon entry, a warm and inviting foyer welcomes you into an open floor plan filled with natural light. The state-of-the-art chef's kitchen is the true showstopper – featuring gorgeous quartz countertops, extensive cabinetry including glass cabinets and wine shelving, sleek black hardware, an upgraded designer backsplash, under cabinets lighting, and a massive island perfect for entertaining. The elegant living room is framed by large windows and a cozy fireplace, creating a warm and inviting space for winter evenings. The spacious dining area comfortably accommodates a 6-8 seat table for family gatherings. Upstairs, upgraded vinyl flooring continues throughout – no carpet whatsoever! The vaulted bonus room is ideal for movie nights or a kids' retreat. This level offers three generous bedrooms, including a primary suite with a walk-in closet and a private ensuite featuring a tub, glass shower, and dual sinks. Two additional bedrooms with walk-in closets, a full bathroom, and a convenient laundry room complete the upper floor. And with a separate side entrance and an unfinished basement with...

Bonus Room 14.25 Ft x 14.42 Ft  
 Primary Bedroom 13.00 Ft x 12.00 Ft  
 4pc Bathroom 10.92 Ft x 9.08 Ft  
 Bedroom 10.75 Ft x 9.92 Ft  
 Bedroom 11.92 Ft x 13.58 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft  
 Other 7.42 Ft x 5.92 Ft  
 Kitchen 16.33 Ft x 10.00 Ft  
 Living room 13.00 Ft x 15.75 Ft  
 Dining room 10.00 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates Ltd

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