



222 Carringsby Way Calgary Alberta

\$798,000

Seller has accepted a conditional offer under 24 hours Clause. We still welcome to show and offers, but please leave the offer open for 36 hours. Welcome to the sweet house presents a point of difference with its FACE TOWARDS THE PARK!!, NO HOUSES AT THE BACK and EXTRA WINDOWS SUNSHINE BASEMENT :) Here is your opportunity to nestle in a remarkable home in the prestigious community of Carrington. The community is centrally located, with a playground, two ponds and a future school site. Fast access to Highway201; 15 minutes to the YYC International Airport and 20 minutes to downtown Calgary. It has an open concept floor plan with an elegant entrance (custom door), leading to a massive living room with abundance of natural light through huge windows and pot lights with a dimmer switch to adjust the ambience of your home to your mood. The amenities are unparalleled, comprising a gourmet kitchen, maple stain cabinets, quartz countertops, enormous breakfast island and a huge walk-in pantry WITH SENSOR LIGHT. The stainless-steel BUILT-IN appliances, a 3-door refrigerator, and upgraded lighting are not just enough to brag about the kitchen. The dining area leads you to a beautiful backyard with the facility of a barbeque gas line, a delightful haven for your family gatherings. What completes the main floor is the office area that comes with a half washroom. The dining area and the upper bonus room have aesthetically defined accent walls that add an exquisite feel to the sitting areas and plenty of room for the whole family to enjoy. Upgrade railing and Vinyl in stairs with Flush Style. The upper floor plan is rare as it is carefully customized with three spacious bedrooms, Jack & Jill Door between second bedroom to washroom. Central Bonus area separating the Master bedroom from the two other bedrooms. All the bedrooms having their own walk-in closets is a cherry on the cak...

Primary Bedroom 12.00 Ft x 12.92 Ft

5pc Bathroom 10.50 Ft x 8.83 Ft

Other 6.92 Ft x 6.75 Ft

Bonus Room 14.08 Ft x 13.25 Ft

Laundry room 5.25 Ft x 7.83 Ft

4pc Bathroom 5.25 Ft x 11.83 Ft

Bedroom 11.83 Ft x 11.58 Ft

Living room 11.67 Ft x 12.83 Ft

Dining room 11.17 Ft x 10.75 Ft

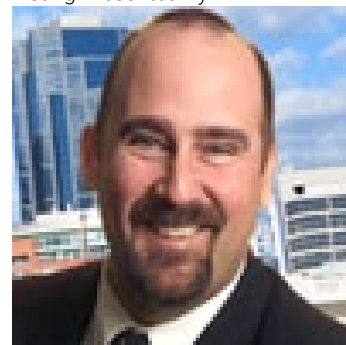
Kitchen 9.08 Ft x 15.25 Ft

Pantry 8.83 Ft x 5.42 Ft

Den 8.67 Ft x 11.50 Ft

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Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

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Bedroom 12.83 Ft x 14.17 Ft

Other 4.67 Ft x 7.67 Ft

Other 4.67 Ft x 5.67 Ft

2pc Bathroom 4.92 Ft x 4.58 Ft

Other 8.42 Ft x 13.67 Ft