



## 286 Carringsby Way Calgary Alberta

\$774,900

Introducing another beautiful, brand new home by Excel Homes. Located in the highly desirable & popular community of Carrington - a re-naturalized wetland includes walking paths & lookouts facing the Rockies. direct access to Stoney Trail makes a trip downtown or a weekend escape to the mountains quick and easy! This sprawling open plan offers 2211 sf & is loaded w/upgrades & offers FOUR BEDROOMS & SEPERATE SIDE ENTRY INTO THE BASEMENT . The main floor boasts a front flex room, wide plank luxury vinyl flooring & 9' ceilings. The gorgeous chef quality kitchen offers crisp white over height cabinets, pot & pan drawers, eng. stone counter tops, large central island, a huge pantry, upgraded SS appliances & a family sized dining nook that offers patio doors to your back yard. The Great Room is adjacent to the kitchen & nook & offers a cozy electric ribbon fireplace. 9' ceilings, beautiful luxury vinyl plank flooring, tiled wet areas & lots of pot and Pendant lighting add to the elegance of this home. Your 2nd level features 4 BEDROOMS - the owners suite offers an opulent ensuite W/dual sinks (eng stone vanity tops), soaker tub & o/s shower & large walk in closet ! Central bonus room w/vaulted ceiling separates the additional 3 bedrooms. Your laundry room is conveniently located on this level. 9' knockdown ceilings on the main floor, eng stone in all baths, 8'9" ceilings in the basement, daylight windows...are just a few of the upgrades that this home offers. SEPERATE ENTRANCE to your undeveloped basement with rough-ins, daylight windows & utilities tucked away in a corner, gives you so many options for development potential. This home is certified "built green" with all the progressive features that makes Excel Homes a wise choice. 2023 taxes not yet established. (id:6769)

Bedroom 15.08 Ft x 8.58 Ft  
 Bedroom 11.58 Ft x 8.83 Ft  
 4pc Bathroom 11.42 Ft x 5.17 Ft  
 Bedroom 13.58 Ft x 11.42 Ft  
 Laundry room 7.75 Ft x 5.25 Ft  
 Loft 17.25 Ft x 14.50 Ft  
 Other 9.92 Ft x 6.92 Ft

Primary Bedroom 14.58 Ft x 12.42 Ft  
 5pc Bathroom 11.50 Ft x 10.33 Ft  
 2pc Bathroom 4.92 Ft x 4.58 Ft  
 Den 11.42 Ft x 8.58 Ft  
 Pantry 8.83 Ft x 5.33 Ft  
 Kitchen 16.08 Ft x 14.83 Ft  
 Dining room 10.83 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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