# \$949,900 - 34 Carringsby Landing Nw, Calgary

MLS® #A2218981

# \$949,900

3 Bedroom, 3.00 Bathroom, 2,501 sqft Residential on 0.09 Acres

Carrington, Calgary, Alberta

PRICED TO SELL! Nestled in the sought-after NW community of Carrington, welcome to 34 Carringsby Landing NW - a rare opportunity to own a pond backing home in this vibrant neighbourhood. This stunning TRICO-built Rosewood model offers all the high-end features your family desires: stainless steel appliances, quartz countertops, 9-foot ceilings throughout, and an expanded entry for added space and comfort.

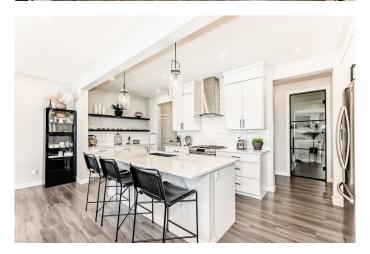
With approx. 2,500 sq. ft. of modern, open-concept living, the heart of the home is the chef's kitchen with a large quartz island and breakfast bar. The adjacent breakfast nook and expansive great room with a cozy fireplace make entertaining effortless - all framed by breathtaking views of the pond.

A flexible front room adapts to your lifestyle; it's perfect for a home office, playroom, or formal dining. Upstairs, a smart layout separates the spacious primary retreat complete with a luxurious king-size ensuite from two additional bedrooms and a central bonus room. All bedrooms have walk-in closets.

The walk-out basement offers direct access to the pond and holds exciting potential to design your dream space. This is a rare chance to own a walk-out property on a pond in Carrington—don't miss out on this exclusive opportunity!







## **Essential Information**

MLS® # A2218981 Price \$949,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,501 Acres 0.09 Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 34 Carringsby Landing Nw

Subdivision Carrington
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1L9

#### **Amenities**

Parking Spaces 4

Parking Covered, Double Garage Attached, Front Drive, Garage Faces Front,

**Enclosed** 

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In

Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None, Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Insert

Has Basement Yes

Basement Full, Unfinished, Walk-Out

## **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Level, No.

Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 15th, 2025

Days on Market 78
Zoning R-G

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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