

# \$818,444 - 169 Carringwood Close Nw, Calgary

MLS® #A2211168

**\$818,444**

3 Bedroom, 3.00 Bathroom, 2,249 sqft

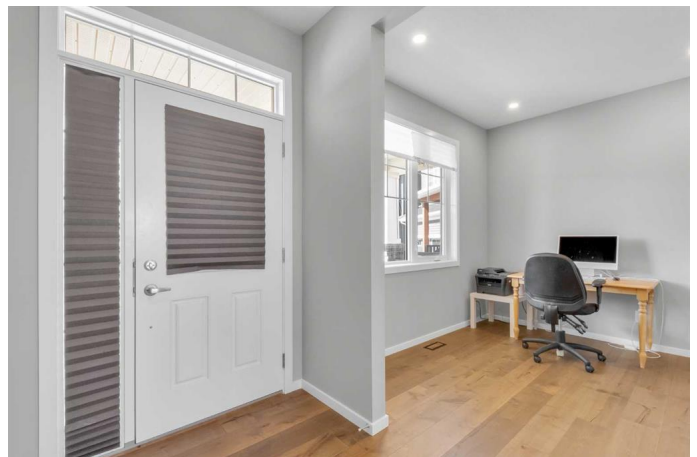
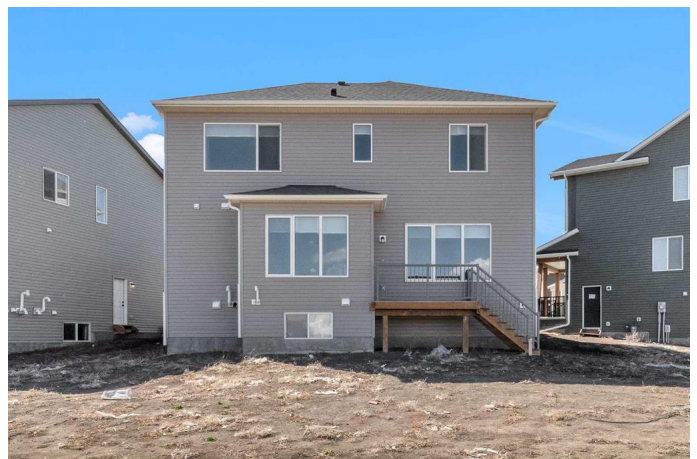
Residential on 0.16 Acres

Carrington, Calgary, Alberta

Check out this stunning 2-storey detached home in the vibrant community of Carrington. Situated on a huge pie lot with no back-facing neighbours. This one-year-old home offers 3 bedrooms plus a den, 2.5 bathrooms, and a double-attached garage. Thoughtfully designed, it offers loads of upgrades (over \$100,000) and is ideal for families and professionals alike. The open-concept layout features high-end engineered hardwood throughout the main level and 2nd floor, a show-stopping great room with soaring ceilings, expansive windows that fill the space with natural light, and a raised gas fireplace. The dining area flows effortlessly into the chef-inspired kitchen, complete with quartz countertops, upgraded cabinets with a lazy Susan and pot & pan drawers, a large island with breakfast bar, kitchen backsplash, SS chimney hood fan, and a corner pantry offering ample storage. The main floor office/den is great for working from home. A 2-pc bathroom on the main floor adds functionality. Upstairs, there are 9' ceilings throughout. The primary bedroom provides a relaxing retreat with a spacious walk-in closet and a 4-pc ensuite. The 2nd and 3rd bedrooms are bright and generously sized, each with its own walk-in closet, and are complemented by a full 4-pc bath. All bathrooms feature full-height mirrors, quartz countertops, and stylish backsplash details. A bright and airy loft adds flexibility as a second family lounge or playroom, while the laundry room with rough-in for sink adds



House on Big Pie Lot



everyday convenience. Additional features include central AC for those hot summer days. Enjoy access to amenities including the community commercial area with a grocery store, proximity to CrossIron Mills shopping center, and just 15 minutes to the airport. Take in the playgrounds and skatepark, or wind down with walks around the pond and greenspaces. Book your showing today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211168    |
| Price          | \$818,444   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,249       |
| Acres          | 0.16        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 169 Carringwood Close Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 2B2                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                    |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Pie Shaped Lot           |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 96               |
| Zoning         | R-G              |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.