

# \$808,880 - 169 Carringwood Close Nw, Calgary

MLS® #A2211168

**\$808,880**

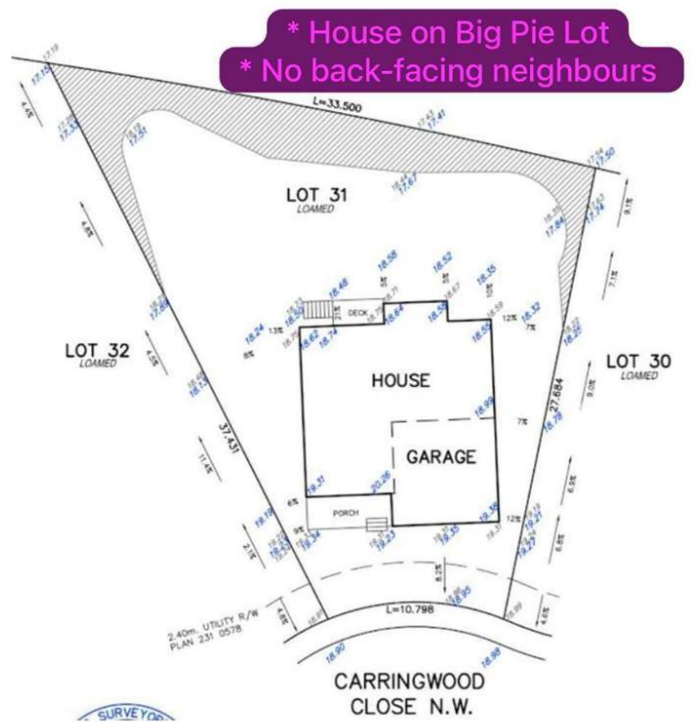
3 Bedroom, 3.00 Bathroom, 2,249 sqft  
Residential on 0.16 Acres

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	\$808,880
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	65
Zoning	R-G

## Listing Details

Listing Office	2% Realty
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