

# \$1,099,000 - 34 Carringsby Landing Nw, Calgary

MLS® #A2218981

**\$1,099,000**

3 Bedroom, 3.00 Bathroom, 2,501 sqft

Residential on 0.09 Acres

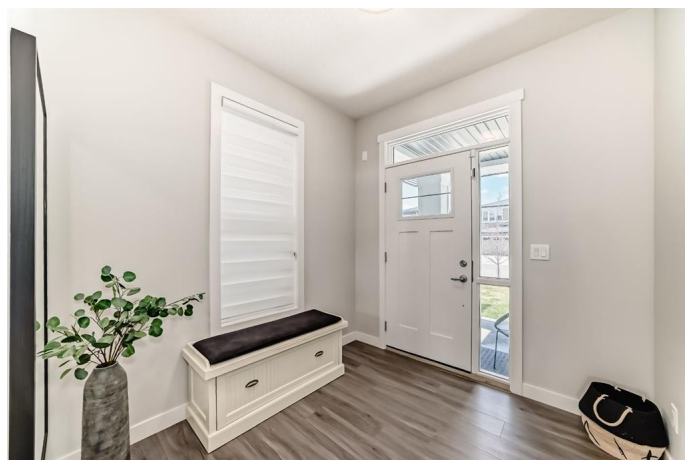
Carrington, Calgary, Alberta

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!



Built in 2019

## Essential Information

MLS® #	A2218981
Price	\$1,099,000
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, Enclosed, Front Drive, Garage Faces Front
# 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	34
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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