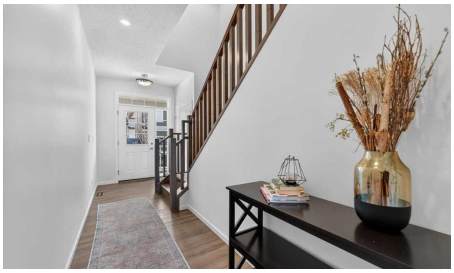
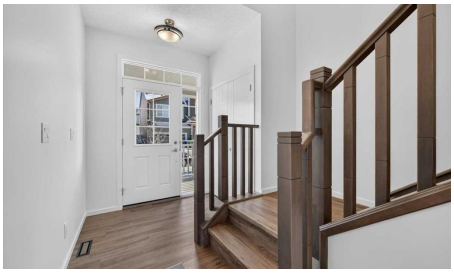
144 Carringham Way NW

Calgary | Active | MLS® A2354452

$875,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2022**	**2,292.68 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this modern 2022-built home in the highly desirable community of Carrington. Designed with family living in mind, this home offers contemporary style, upgraded finishes throughout, and peace of mind with recent construction minimizing near-term maintenance.

Step up to the welcoming front exterior, featuring a double attached garage and clean architectural curb appeal. Upon entry, a bright foyer flows into luxury vinyl plank (LVP) flooring and 9-foot ceilings that frame the open-concept main level. Just off the hallway, a dedicated den provides an ideal home office setup, accompanied by a convenient half bath. Moving inward, the main living area centers around an inviting living room highlighted by a stylish electric fireplace anchored in a dark floor-to-ceiling tile feature wall. Adjacent to the living room, the open dining space is framed by large windows bringing in abundant natural light. The kitchen showcases quartz countertops, a full stainless steel appliance package, sleek cabinetry, and a walk-in pantry. Off the kitchen, a practical mudroom connects toward the double garage to keep daily entry organized.

Upstairs, the layout opens into a spacious bonus family room centered among four generously sized bedrooms, ideal for growing families. The primary retreat features a large walk-in closet and an ensuite bath with a dual-sink quartz vanity and modern tub/shower setup. Two of the secondary bedrooms also offer walk-in closets, while the fourth bedroom functions effortlessly as a secondary office or nursery. A full four-piece bath and a dedicated laundry room complete this well-designed upper floor.

The fully developed basement features a legal one-bedroom suite with its own private side entrance, offering exceptional flexibility for multigenerational living or extended family guests. Finished with durable LVP flooring and tile bath finishes, this self-contained space includes a full lower kitchen with brand-new stainless steel appliances, quartz countertops, a living area, under-stairs storage, a comfortable bedroom, and a full four-piece bath. Out back, step onto the raised deck overlooking the fully fenced yard and adjacent green space, offering a private outdoor area for play and outdoor dining.

Nestled in Calgary’s northwest, Carrington is a vibrant, family-oriented neighbourhood known for its thoughtful urban design. Residents enjoy access to scenic green spaces, walking trails, play parks, and future commercial amenities, all with convenient access to major roadways like Stoney Trail for easy commutes. This beautifully appointed property offers modern design, functional living space, and an ideal community location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354452
Bedrooms	5
Bathrooms	4

Year Built	2022
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,292.68 sq. ft.
Main Level Finished Area:	970.52 sq. ft.
Upper Level Finished Area:	1,322.16 sq. ft.
Below Grade Finished Area:	752.15 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	36'2"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2022 (Age: 4)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	2210438
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Marble
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 15'5" × 15' ·

Main Floor	Kitchen · 13'7" × 8'7" ·
Main Floor	Pantry · 5'7" × 4'5" ·
Main Floor	Dining Room · 12'8" × 8'11" ·
Main Floor	Mud Room · 6'3" × 5'10" ·
Main Floor	Foyer · 6'6" × 4'6" ·
Main Floor	Den · 7'10" × 7' ·
2nd Floor	Family Room · 14'11" × 14'10" ·
2nd Floor	Bedroom - Primary · 13'6" × 11'5" ·
2nd Floor	Walk-In Closet · 7'6" × 4'11" ·
2nd Floor	Bedroom · 10'8" × 9'2" ·
2nd Floor	Bedroom · 13'5" × 10'3" ·
2nd Floor	Walk-In Closet · 5'3" × 4'7" ·
2nd Floor	Bedroom · 9'10" × 9'4" ·
2nd Floor	Walk-In Closet · 5'10" × 4'7" ·
2nd Floor	Laundry · 9'3" × 6'2" ·
Basement	Kitchen · 12'9" × 6'7" ·
Basement	Living Room · 12'9" × 8'5" ·
Basement	Bedroom · 12'11" × 11'6" ·
Basement	Entrance · 7'4" × 5'9" ·
Basement	Laundry · 3'2" × 3' ·
Basement	Furnace/Utility Room · 19'3" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Exterior Features:	None
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/144-carringham-way-nw-calgary-a2354452/

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