155 Carringford View NW

Calgary | Active | MLS® A2350320

$899,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**2,688 sq. ft.**

Your next move starts with a conversation.

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Listed by Jessica Chan Real Estate & Management Inc.

A closer look

Welcome to this exceptional, extensively upgraded home backing onto beautiful south-east facing green space, scenic walking paths, a tranquil pond with two fountains, and peaceful wetlands. Enjoy beautiful views, abundant natural light, and a peaceful connection to nature. The main floor features a welcoming foyer, spacious front office overlooking the covered front porch, and bright open living areas with expansive windows showcasing the pond and green space. The living room features a floor-to-ceiling tiled fireplace and premium custom fabric window coverings throughout the home, representing approximately $8,000 in upgrades. The bright dining area flows into the chef-inspired kitchen featuring upgraded quartz countertops, a large island with custom-radius seating overhang, and beautiful River Green full-height custom cabinetry, creating a stylish and highly functional space for everyday family living and entertaining. One of the home's most distinctive features is the custom $8,000 pet wash station, discreetly tucked behind an elegant barn door. Thoughtfully designed for convenience, this dedicated space is a rare luxury for pet owners and outdoor enthusiasts. Whether washing your dog after a muddy walk along the nearby pathways, cleaning muddy boots after enjoying the outdoors, or simply managing everyday messes, this practical feature makes life easier. Pet lovers are welcome to bring their furry family members when viewing the home. With the pond, wetlands, walking paths, fenced yard, and dedicated dog-wash area, this home is exceptionally well suited to families who want their pets to be an integral part of their lifestyle. Bring your furry family members to the viewing and see for yourself why this home is perfect for pet-friendly living! Upstairs, the spacious bonus room offers versatile family space. The luxurious primary retreat enjoys breathtaking pond views and features a spa-inspired 5-piece ensuite with dual quartz vanities, soaker tub, fully tiled glass shower with elegant gold fixtures, and two generous walk-in closets. Three additional bedrooms and a full bathroom complete the upper level. The 9-foot basement is roughed-in for a future wet bar and second laundry, offering potential for additional living space or a future legal suite, subject to City approval. Additional premium features include over $150,000 in builder and custom upgrades, 9-foot ceilings on all three levels, luxury vinyl plank flooring, 8-foot main-floor interior doors, central A/C, Ecobee smart thermostat, app-controlled smart lighting, and a laundry room with quartz counters and sink. Professionally landscaped front and fenced backyard. The home has completed its one-year builder walkthrough and remains covered under the builder's NEW HOME WARRANTY. Ideally located near schools, shopping, restaurants, parks, pathways, and major roadways. A rare opportunity to enjoy luxury, nature, functionality, and pet-friendly living in one exceptional home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350320
Bedrooms	4
Bathrooms	3
Year Built	2025
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,688 sq. ft.
Main Level Finished Area:	1,169 sq. ft.
Upper Level Finished Area:	1,519 sq. ft.
Acreage:	No
Lot Area:	4,025 sq. ft.
Lot Frontage:	43'10"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2410545
Heating:	Forced Air
Basement:	Full, Unfinished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 19'8" × 15'1" ·
Main Floor	Kitchen · 16'4" × 10'9" ·
Main Floor	Dining Room · 16'5" × 9'11" ·
Main Floor	Den · 10'4" × 9'7" ·

Upper Level	Bonus Room · 15'6" × 13'4" ·
Upper Level	Bedroom - Primary · 15'6" × 14'6" ·
Upper Level	Bedroom · 10'6" × 10' ·
Upper Level	Bedroom · 10'10" × 10' ·
Upper Level	Bedroom · 10'7" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby
Interior Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/155-carringford-view-nw-calgary-a2350320/

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