



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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34 Carringsby Landing NW  
Calgary, Alberta

MLS # A2218981



**\$949,900**

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | Carrington   |        |                  |
| Type:     | Residential/House  |        |                  |
| Style:    | 2 Storey   |        |                  |
| Size:     | 2,501 sq.ft.   | Age:   | 2019 (6 yrs old) |
| Beds:     | 3  | Baths: | 2 full / 1 half  |
| Garage:   | Covered, Double Garage Attached, Enclosed, Front Drive, Garage Faces Front |        |                  |
| Lot Size: | 0.09 Acre  |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour   |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air, Natural Gas  | Water:     | Public |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank  | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | -      |
| Basement:   | Full, Unfinished, Walk-Out To Grade  | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame  | Zoning:    | R-G    |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s) |            |        |
| Inclusions: | 2 TV Wall mounts   |            |        |

PRICED TO SELL! 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&mdash;don't miss out on this exclusive opportunity!