

# \$998,000 - 30 Carringsby Landing Nw, Calgary

MLS® #A2235575

**\$998,000**

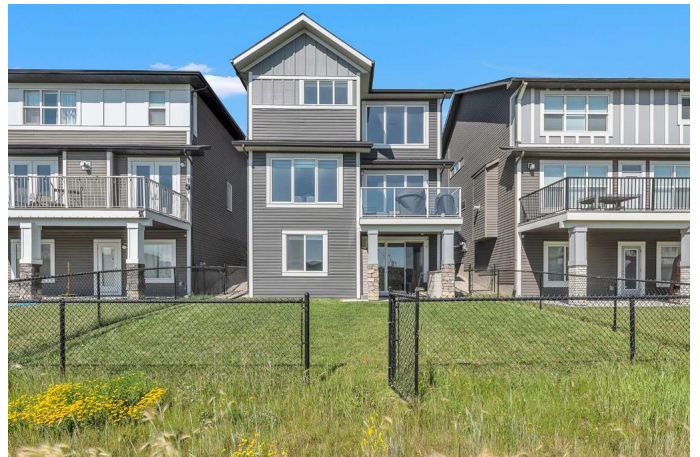
6 Bedroom, 4.00 Bathroom, 2,554 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Open House Sunday 1-3pm, July 13.

Welcome to this stunning 6-bedroom, 3.5-bathroom walkout home with pond view, ideally situated on a premium pond-facing lot with no rear neighbors in the highly sought-after community of Carrington. Offering 3,500 sqft of developed living space across three levels, this home combines modern design with everyday functionality. The open-concept main floor features 9'™ ceilings, luxury vinyl plank flooring, a flex/office room, spacious living and dining areas, and a gourmet kitchen with built-in stainless steel appliances, gas cooktop, quartz countertops, and a walk-through pantry leading to a mudroom. Enjoy direct access from the breakfast nook to a large deck with breathtaking views, perfect for entertaining. Upstairs, you'll find a luxurious primary suite with a spa-inspired 5-piece ensuite, three additional bedrooms, a full bath with double vanity, a central bonus room, and a convenient upper laundry room, all with 9'™ ceilings. The fully finished builder-developed walkout basement includes two more bedrooms, a full bathroom, and a large rec room. The fully fenced backyard offers privacy and is ideal for kids and pets. Additional features: Air Conditioning (2021), Radon Mitigation System (2019), New Roof/Siding/Downspouts/Gutters (2025). Close to parks, walking paths, schools, shopping, and easy access to Stoney & Deerfoot Trail. Don't miss this rare opportunity to own a beautifully appointed



home in one of Calgary’s most family-friendly neighborhoods!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235575    |
| Price          | \$998,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,554       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 30 Carringsby Landing Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1L9                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan                                                                                           |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                               |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | No Neighbours Behind, Views |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 25             |
| Zoning         | R-G            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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