

# \$979,000 - 30 Carringsby Landing Nw, Calgary

MLS® #A2246605

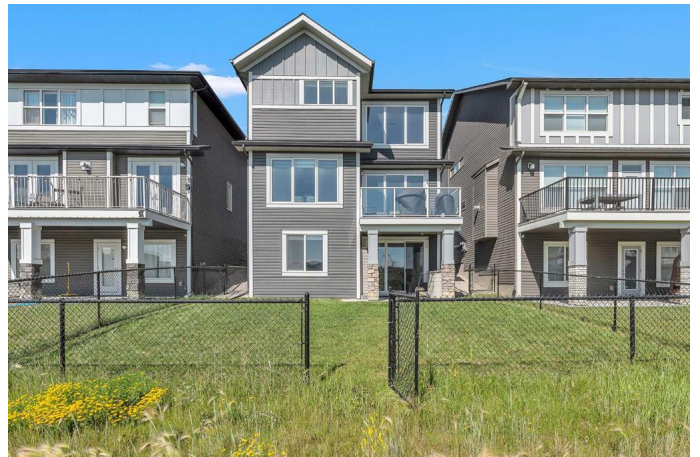
**\$979,000**

6 Bedroom, 4.00 Bathroom, 2,554 sqft  
Residential on 0.09 Acres

Carrington, Calgary, Alberta

OPEN HOUSE 1-3PM SAT, AUG 16.

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® #         | A2246605    |
| Price          | \$979,000   |
| 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    | August 7th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.