

\$880,000 - 104 Carringsby Manor Nw, Calgary

MLS® #A2248269

\$880,000

6 Bedroom, 4.00 Bathroom, 2,258 sqft

Single Family on 0.09 Acres

Carrington, Calgary, Alberta

Price Reduced!! Beautifully upgraded and ideally situated on a desirable pie shaped lot in the sought after community of Carrington. This Excel Homes build offers over 3,100 sqft of developed living space (2,258 sqft above grade) with exceptional versatility. Fully move in ready, it features 4 bedrooms upstairs plus a fully legal suited 2 bedroom basement with a separate side entrance – ideal for extended family or income potential. From the moment you arrive, the modern curb appeal stands out with a fresh new roof and siding for added peace of mind. Step inside to a bright and inviting open concept layout, enhanced with modern finishes, high ceilings, and large windows that fill the space with natural light. A den and the main floor powder room are tucked neatly to one side along with the pantry for added convenience. The heart of the home is the chef's kitchen, showcasing an abundance of cabinetry, expansive counter space, a gas cooktop, stainless steel appliances, built in microwave & oven and a large center island – making it the true focal point of the main floor. Adjacent to the kitchen, the dining area easily accommodates a full-size table and flows seamlessly into the inviting living room, where an electric fireplace sets the mood for cozy evenings. Step outside to your private backyard oasis and you'll find your spacious backyard offering plenty of room for kids to play, pets to roam, and summer gatherings with friends and family. A charming gazebo with a seating area adds the



perfect touch for relaxing or entertaining outdoors. Upstairs, the layout offers both space and privacy. The generously sized bonus room sits in the center, perfect for movie nights or a play area providing separation from the primary suite and the three additional bedrooms. The primary bedroom is a true retreat with a 5-piece ensuite, walk in closet, stand up shower, his & her sinks, and a corner tub. Across the upper floor, three additional spacious bedrooms offer versatility for home offices, kids rooms, or guest rooms, along with a convenient upper level laundry. The fully finished 2 bedroom basement legal suite was recently developed with a separate entrance and features a full kitchen, living room, 4-piece bath, separate laundry and two generous bedrooms. LVP flooring in the kitchen and living room and carpet in the bedrooms provide comfort and durability, while additional storage space ensures practicality. Central air conditioning has also been added for comfort during the summer months, making this home a complete package of style, functionality, and comfort. Enjoy the best of Carrington living in this fully finished home on a pie shaped lot. With plenty of room for family, entertaining, and everyday living, this home combines comfort, style, and functionality in a prime NW Calgary location near parks, schools, and shopping! (id:6289)

Built in 2023

Essential Information

Listing #	A2248269
Price	\$880,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,258
Acres	0.09

Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	104 Carringsby Manor Nw
Subdivision	Carrington
City	Calgary
Province	Alberta
Postal Code	T3P1T6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Gazebo
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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