



**GRASSROOTS**  
REALTY GROUP

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**81 Carringvue Manor NW**  
**Calgary, Alberta**

**MLS # A2220022**



**\$980,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,409 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Lawn, No Neighbours Behi		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning, contemporary custom-built Excel Show Home in the desirable community of Carrington! Experience luxury at its finest in this meticulously designed, West-facing back yard 4-bedroom + den, 2.5-bathroom home. Perfectly positioned on a premium pond lot with no rear neighbors, this exquisite residence offers breathtaking, uninterrupted views from the breakfast nook and expansive main deck &mdash; ideal for year-round enjoyment. Imagine watching the sunset, admiring the northern lights, or enjoying peaceful moonlit evenings in this serene, picturesque setting. Step inside and be captivated by the elegant finishes and thoughtful layout. The main floor features durable LVP flooring, a cozy great room with a fireplace that showcases the scenic pond view. The gourmet kitchen is a chef&rsquo;s dream, complete with full-height custom cabinetry, Quartz countertops, gas range, stainless steel appliances (including a full-size fridge and freezer), a built-in wall oven and microwave, and an oversized island with seating. A massive walk-in pantry. This level also includes an office perfect for remote work or play. Upstairs, the luxurious primary suite features a beautiful pond view with feature wall, a huge walk-in closet, and a spa-like ensuite with a fully tiled shower, free-standing soaker tub, and dual sinks. Three additional good sized bedrooms share a bright 5-piece bathroom with a window that fills the space with natural light. A spacious bonus room and a convenient upper-level laundry room complete the second floor. The walkout basement is unfinished and awaits your personal touch &mdash; perfect for expanding your living space or creating a legal suite. 9' ceilings on main and upper levels, Built-in speaker system. new roof and siding (2025). The landscaped backyard includes a private gate with direct access to the city pathway system, ideal for

scenic strolls or walking your furry companion. Living in Carrington provides easy access to the Stoney Trail, mountains, skiing, climbing wall, downtown and a friendly community with an active lifestyle. Don't miss the opportunity to make this remarkable home your own.