



GRASSROOTS
REALTY GROUP

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104 Carringsby Manor NW
Calgary, Alberta

MLS # A2248269



\$880,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan		

Inclusions: Basement Suite; Stove, Microwave Hood Fan, Dishwasher, Refrigerator, Washer & Dryer. Gazebo & floodlight above the garage.

****OPEN HOUSE Sept 27 Saturday 2pm-4pm**** 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!