



**23 Carringwood Manor NW
Calgary, Alberta**

MLS # A2141951



\$574,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: All appliances listed in the appliance section

Welcome to your dream home with no condo fee! This brand-new property epitomizes modern living and comfort with its meticulously designed open floor plan. Featuring 3 spacious bedrooms and 2.5 baths, this home provides ample space for families and individuals alike. The heart of the home is the gourmet kitchen, a chef's delight equipped with brand new appliances and a stylish kitchen island, perfect for preparing meals and entertaining guests. The adjoining dining and living areas flow seamlessly, creating an inviting space for gatherings and everyday living. Upstairs, the primary bedroom offers a serene retreat with a 4-piece ensuite bath, where you can unwind in style. The walk-in closet provides ample storage, ensuring your space remains organized and clutter-free. Two additional well-sized bedrooms and a family room complete the upper level, offering extra space for relaxation, hobbies, or a home office setup. Every aspect of this home has been meticulously crafted to blend style, functionality, and comfort. With elegant finishes and abundant natural light, 23 Carringwood Manor NW radiates contemporary charm and sophistication. Nestled in a desirable neighborhood, this home is conveniently located near amenities, parks, and top-rated schools, making it perfect for a vibrant and active lifestyle. Don't miss your chance to call this exquisite property your new home. Schedule a viewing today and embrace a lifestyle of modern elegance and convenience.