



**69 Carmangay Crescent NW
Calgary, Alberta**

MLS # A2308032



\$2,199,900

Division:	Collingwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,314 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Manufactured Floor Joist, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: night stands attached in master bedroom.

Open House: Saturday, May 9, 1:30–3:30 pm. Whether you're looking for a quiet family retreat or the ultimate home for hosting, this architectural gem in Collingwood hits every mark. Tucked away in a peaceful cul-de-sac, close to all amenities including U of C, foothills hospital, all levels of schools, and nose hill park, this 2-storey home offers over 4,700 sq. ft. of space that feels both expansive and incredibly welcoming. The real showstopper is the architectural core of the home: a stunning open-beam staircase framed by towering windows that stretch all the way from the basement to the second floor. This design floods every level with natural light and creates a bright, airy energy the moment you walk in. The main floor is all about flow, featuring a dedicated home office for a quiet workspace and a high-end chef’s kitchen, large island designed for real life and effortless entertaining. The formal dining room offers a great space for additional entertaining. One thing you'll never run out of here is space; the home is packed with clever storage solutions to keep life organized and clutter-free. Upstairs, the primary suite is a total escape with a spa-inspired ensuite and a "dream" walk-in closet. Two more bedrooms sit on this level (both with their own walk-ins!), while a fourth bedroom on the lower level—also with its own walk-in—is simply a perfect, private space for guests or family. The basement is wide open and ready for a movie room, a gym, or a substantial play area. Outside, you’ve got three different spots to catch the sun, including a front patio that looks right out onto the green space. Two other decks in the backyard add more outdoor space to enjoy. Top it all off with a triple car garage for all your vehicles and gear, and you’ve got a home that truly handles everything.