



**17 Carrington Manor NW
Calgary, Alberta**

MLS # A2324143



\$649,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Beautiful Family Home | East Facing | West Facing Backyard | 2 Blocks from Carrington Pond & Walking Paths | 1 Block from Carrington Shopping Plaza | 1,922 SqFt | 3 Bedrooms | 3.5 Bathrooms | Open Floor Plan | Sparkling Kitchen | Quartz Countertops | Large Centre Island with Barstool Seating | Gas Fireplace | Recessed Lighting | Abundant Natural Light | 3 Upper Level Bedrooms | Primary Bedroom 5pc Spa Inspired Ensuite | Upper Level Laundry Room | Finished Basement | Expansive Entertainment Space | Wet Bar | Gloss Finished Cabinets | Basement 3pc Bath | Great Storage | Fully Fenced Backyard | Stone Patio | Lawn | Front Attached Double Garage. Welcome to this beautifully maintained family home offering 1,922 SqFt above grade plus a fully developed basement in the sought-after community of Carrington. Perfectly positioned on an east-facing lot with a sunny west-facing backyard, this home is just 2 blocks from Carrington Pond & its scenic walking pathways & only 1 block from the Carrington shopping plaza with restaurants, services & everyday amenities. The main level features an open floor plan designed for comfortable family living & effortless entertaining. Large windows flood the home with abundant natural light while recessed lighting enhances the bright & airy atmosphere. The sparkling kitchen shines with white quartz countertops, ample cabinetry, a large centre island with barstool seating & generous prep space. Open to both the dining & living rooms, it's the perfect layout for preparing meals while staying connected with family & guests. Sliding glass doors off the dining room create a seamless transition outside! The living room is centred by a gas fireplace that creates a warm & inviting focal point. A convenient 2pc bathroom completes the main level. Upstairs you'll find 3 spacious bedrooms, 2 full bathrooms & a dedicated laundry room. The primary

bedroom is a relaxing retreat featuring a spa-inspired 5pc ensuite complete with a deep soaker tub, walk-in glass shower, double vanity & private water closet, creating the perfect place to unwind at the end of the day. The additional bedrooms are generously sized & share the main 4pc bathroom. The fully finished basement extends your living space with an expansive recreation room designed for entertaining. Complete with a stylish wet bar finished with gloss upper & lower cabinetry, this level is the ultimate place to host friends & family for game days, celebrations & movie nights. A 3pc bathroom & excellent storage complete the lower level. Outside, enjoy the fully fenced west-facing backyard with a stone patio, landscaped lawn & plenty of space for outdoor dining, entertaining or simply relaxing in the afternoon & evening sun. The front attached double garage & driveway provide ample parking & storage. With parks, pathways, shopping, schools, transit & major commuter routes all within easy reach, this exceptional home offers the perfect blend of comfort, functionality & location. Hurry & book your showing today!