



GRASSROOTS
REALTY GROUP

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63 Carrington Manor NW
Calgary, Alberta

MLS # A2331294



\$710,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Welcome to this stunning corner-lot home in the sought-after community of Carrington! Thoughtfully designed living space, this bright and modern home is filled with natural light thanks to its abundance of large windows and open layout. The main floor showcases a contemporary open-concept design featuring a spacious living room, dining area, and an elegant kitchen complete with quartz countertops, premium cabinetry, stainless steel appliances, and stylish high-end finishes throughout. Every detail has been carefully selected to create a modern, functional, and inviting home. Upstairs, you'll find a generous bonus room, perfect for family gatherings, a home office, or an entertainment space, along with spacious bedrooms designed for comfortable everyday living. The location is exceptional! Just a 2-minute walk to the beautiful Carrington Pond, baseball diamond, skate park, outdoor basketball court, playground, and the Carrington shopping plaza featuring No Frills, restaurants, cafés, and everyday conveniences. Commuting is effortless with 15 minutes to Walmart, Costco, and CrossIron Mills, and only 20 minutes to downtown Calgary, offering the perfect balance of suburban tranquility and urban accessibility. This exceptional home combines modern style, an unbeatable location, and everyday convenience—an outstanding opportunity you won't want to miss!