



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

232 Carringwood Manor NW
Calgary, Alberta

MLS # A2341485



\$650,990

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, No Back Lane, Street Lighting		

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:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Builder Appliance Package		

The Yamnuska built by Mattamy features a welcoming entry that leads into a great sun-filled room and spacious kitchen anchored by an island & oversized pantry. The open layout supports both entertaining & everyday living, with defined spaces that remain visually connected. The main level also includes a convenient 2pc bathroom. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet & private 4pc ensuite, along with a second 4pc bathroom, an upper-level family room/loft & convenient laundry room. The fully developed basement offers a legal 1-bedroom suite with a 4pc bathroom & dedicated laundry area, providing excellent flexibility for additional living space or rental income.