



## 104 Carringsby Manor Calgary Alberta

\$880,000

**\*\*OPEN HOUSE Sept 13 Sat 1-3pm\*\* Price Reduced!!** Beautifully upgraded and ideally situated on a desirable pie shaped lot in the sought after community of Carrington. This Excel Homes build offers over 3,100 sqft of developed living space (2,258 sqft above grade) with exceptional versatility. Fully move in ready, it features 4 bedrooms upstairs plus a fully legal suited 2 bedroom basement with a separate side entrance -- ideal for extended family or income potential. From the moment you arrive, the modern curb appeal stands out with a fresh new roof and siding for added peace of mind. Step inside to a bright and inviting open concept layout, enhanced with modern finishes, high ceilings, and large windows that fill the space with natural light. A den and the main floor powder room are tucked neatly to one side along with the pantry for added convenience. The heart of the home is the chef's kitchen, showcasing an abundance of cabinetry, expansive counter space, a gas cooktop, stainless steel appliances, built in microwave & oven and a large center island -- making it the true focal point of the main floor. Adjacent to the kitchen, the dining area easily accommodates a full-size table and flows seamlessly into the inviting living room, where an electric fireplace sets the mood for cozy evenings. Step outside to your private backyard oasis and you'll find your spacious backyard offering plenty of room for kids to play, pets to roam, and summer gatherings with friends and family. A charming gazebo with a seating area adds the perfect touch for relaxing or entertaining outdoors. Upstairs, the layout offers both space and privacy. The generously sized bonus room sits in the center, perfect for movie nights or a play area providing separation from the primary suite and the three additional bedrooms. The primary bedroom is a true retreat with a 5-piece ensuite, walk in close...

4pc Bathroom 5.25 Ft x 11.58 Ft  
5pc Bathroom 10.42 Ft x 15.75 Ft  
Bedroom 8.92 Ft x 12.25 Ft  
Bedroom 13.67 Ft x 11.58 Ft  
Bedroom 8.67 Ft x 15.83 Ft  
Family room 17.42 Ft x 14.58 Ft

Bedroom 10.00 Ft x 12.17 Ft  
Bedroom 11.42 Ft x 9.92 Ft  
Kitchen 8.83 Ft x 14.92 Ft  
Living room 13.42 Ft x 12.67 Ft  
2pc Bathroom 4.92 Ft x 4.58 Ft  
Den 8.67 Ft x 11.58 Ft

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Listing Presented By:



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|-----------------|---------------------|-------------|---------------------|
| Laundry room    | 5.25 Ft x 7.83 Ft   | Dining room | 10.33 Ft x 10.00 Ft |
| Primary Bedroom | 12.58 Ft x 14.58 Ft | Kitchen     | 15.00 Ft x 16.08 Ft |
| Other           | 7.00 Ft x 6.75 Ft   | Living room | 12.67 Ft x 12.83 Ft |
| 4pc Bathroom    | 8.00 Ft x 5.25 Ft   |             |                     |