

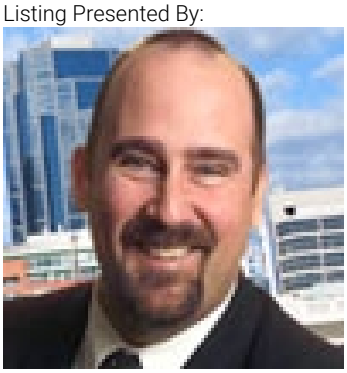
81 Carringvue Manor Calgary Alberta

$939,000

Welcome to this exceptional, modern custom built Excel show home located in the sought after community of Carrington. This beautifully crafted 4 bedroom plus den, 2.5 bathroom property offers a perfect blend of style and comfort, featuring a west facing backyard designed to capture stunning views year round. Situated on a premium pond lot with no rear neighbors, the home provides uninterrupted scenery from both the breakfast nook and the spacious deck ideal for enjoying sunsets, northern lights, or tranquil evenings under the moonlight. Inside, the home impresses with its refined finishes and well planned layout. The main floor is finished with durable luxury vinyl plank flooring and includes a welcoming great room with a fireplace that frames picturesque pond views. The chef inspired kitchen boasts full height custom cabinetry, quartz countertops, a gas range, stainless steel appliances including a full size fridge and freezer plus a built in wall oven and microwave. An oversized island with seating and a large walk in pantry add both function and flair. A dedicated office space on this level is perfect for working from home or additional flexibility Upstairs, the primary suite offers serene pond views, a stylish feature wall, a spacious walk in closet, and ensuite complete with a fully tiled shower, freestanding soaker tub, and dual sinks. Three additional generously sized bedrooms share a bright five piece bathroom with ample natural light. A large bonus room and a convenient upper level laundry room complete the second floor. The walkout basement remains unfinished, offering endless possibilities to customize or develop into additional living space or a legal suite. The home also features 9-foot ceilings on both the main and upper floors, a built-in speaker system. Living in Carrington means convenient access to Stoney Trail, the mountains, skiing, downtown, an...

5pc Bathroom 13.42 Ft x 10.92 Ft
Family room 17.17 Ft x 14.75 Ft
Bedroom 9.83 Ft x 12.25 Ft
Laundry room 5.58 Ft x 10.92 Ft
Bedroom 10.17 Ft x 11.42 Ft
Primary Bedroom 17.17 Ft x 13.75 Ft
Other 9.50 Ft x 9.67 Ft
2pc Bathroom 4.92 Ft x 5.17 Ft
Kitchen 13.42 Ft x 15.17 Ft
Den 12.42 Ft x 9.00 Ft
Living room 17.00 Ft x 15.67 Ft
Dining room 13.58 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
Royal LePage METRO

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

5pc Bathroom 6.17 Ft x 10.33 Ft

Bedroom 9.75 Ft x 10.67 Ft

Other 7.67 Ft x 6.75 Ft

Foyer 5.58 Ft x 12.25 Ft