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32 Carrington Manor NW
Calgary, Alberta

MLS # A2351146

$800,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,753 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Discover comfort, style, and functionality in this beautifully designed home, offering a thoughtfully planned layout, spacious living areas, and a private backyard perfect for relaxing or entertaining. Step inside to a welcoming foyer that provides convenient access to both the main and lower levels. The bright, open-concept main floor features a spacious kitchen with a pantry for additional storage, a comfortable living room, and a dining area ideal for family meals and gatherings. A convenient 3-piece bathroom adds flexibility to the main level, while the attached garage provides direct access to a practical mudroom, making everyday living effortless. Upstairs, you'll find a generous primary retreat complete with a luxurious 5-piece ensuite and walk-in closet. Three additional bedrooms offer plenty of space for family, guests, or a home office, while a second 5-piece bathroom provides added convenience. The large upper-level bonus room creates the perfect space for movie nights, a children's play area, or a cozy family lounge. The unfinished basement is a blank canvas, ready for you to create a space that perfectly suits your lifestyle, whether you envision a home gym, recreation room, additional living space, or a personalized retreat. With a west-facing front exposure and an east-facing backyard, you can enjoy beautiful morning sunshine in your private outdoor space and evening light at the front of the home. The backyard offers a peaceful setting for summer barbecues, outdoor entertaining, or simply unwinding. Located in the desirable community of Carrington in Northwest Calgary, this home offers convenient access to parks, pathways, playgrounds, shopping, schools, and major roadways, including Stoney Trail, making commuting and everyday errands a breeze. 32 Carrington Manor offers the perfect combination of space, comfort, and future potential. Don't miss your

opportunity to make this wonderful property your next home!

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