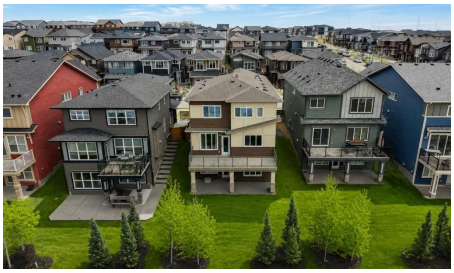
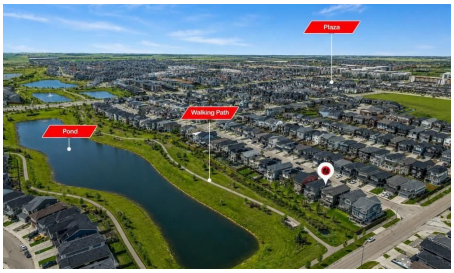
81 Carringvue Manor NW

Calgary | Active | MLS® A2351633

$939,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2018**	**2,476.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage METRO

A closer look

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, and a welcoming, active community. This is a rare opportunity to own a truly outstanding home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351633
Bedrooms	4
Bathrooms	3
Year Built	2018
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,476.36 sq. ft.
Acreage:	No
Lot Area:	4,746 sq. ft.
Lot Frontage:	38'1¼"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1812479
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 15'2" × 13'5" ·
Main Floor	Den · 12'5" × 9' ·
Main Floor	Living Room · 17' × 15'8" ·
Main Floor	Dining Room · 13'7" × 7'11" ·
Main Floor	Mud Room · 7'8" × 6'9" ·
Main Floor	Foyer · 12'3" × 5'7" ·
2nd Floor	Family Room · 17'2" × 14'9" ·
2nd Floor	Bedroom · 12'3" × 9'10" ·
2nd Floor	Laundry · 10'11" × 5'7" ·
2nd Floor	Bedroom · 11'5" × 10'2" ·
2nd Floor	Bedroom - Primary · 17'2" × 13'9" ·

2nd Floor	Bedroom · 10'8" × 9'9" ·
2nd Floor	Walk-In Closet · 9'8" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, See Remarks
Exterior Features:	Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	No Neighbours Behind, Other, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1s
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/81-carringvue-manor-nw-calgary-a2351633/

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