

**17 Carrington Manor NW
Calgary, Alberta**

MLS # A2281428



\$749,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to this beautifully appointed detached home in the quiet and peaceful community of Carrington, offering over 2,600 sq ft of developed living space and quick access to Stoney Trail for an easy commute. The main level features 9' ceilings and an open-concept layout filled with natural light. The spacious living room is anchored by a gas fireplace, while the gourmet kitchen showcases quartz countertops, a large central island, and ample cabinetry — perfect for everyday living and entertaining. The dining area opens to a west-facing backyard, ideal for enjoying evening sun. Upstairs offers three generously sized bedrooms, including a spacious primary retreat with a large walk-in closet and a luxurious 5-piece ensuite. A 5-piece main bathroom completes the upper level, providing excellent functionality for families. The fully finished basement adds valuable living space with a versatile recreation area, kitchenette, and a 3-piece bathroom, perfect for guests, a home gym, or media room. Enjoy being just minutes from a beautiful nearby pond, public transit, parks, and pathways, with a bus stop only minutes away. The double attached garage, peaceful surroundings, and convenient access to major routes make this home an outstanding opportunity in Northwest Calgary.