

Carrington

62 Carrington Manor NW



—THE
McKELVIE
—GROUP.com

real
Real Broker



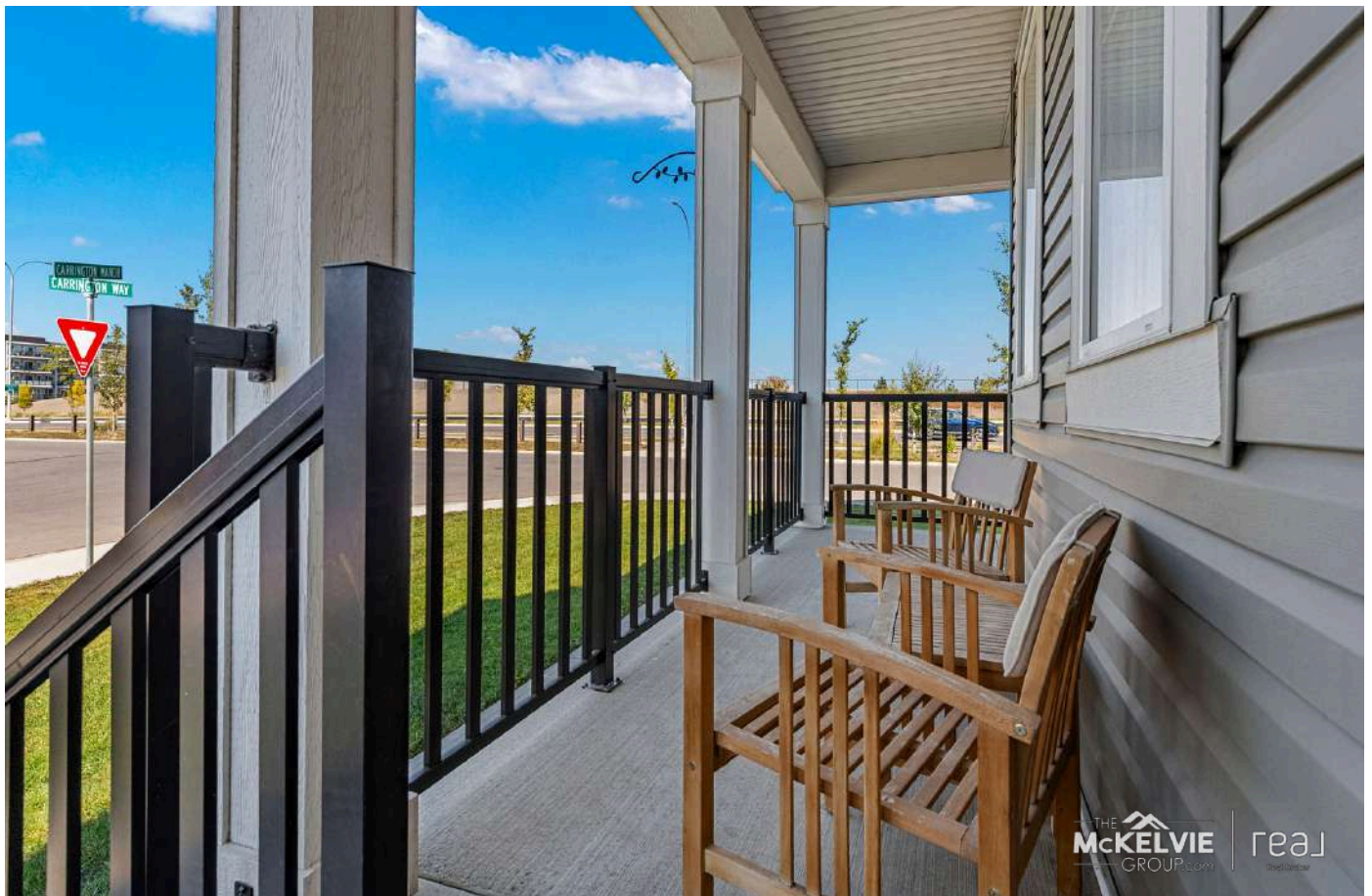
Rick Easthope
403-999-1397

rick@themckelviigroup.com
www.themckelviigroup.com

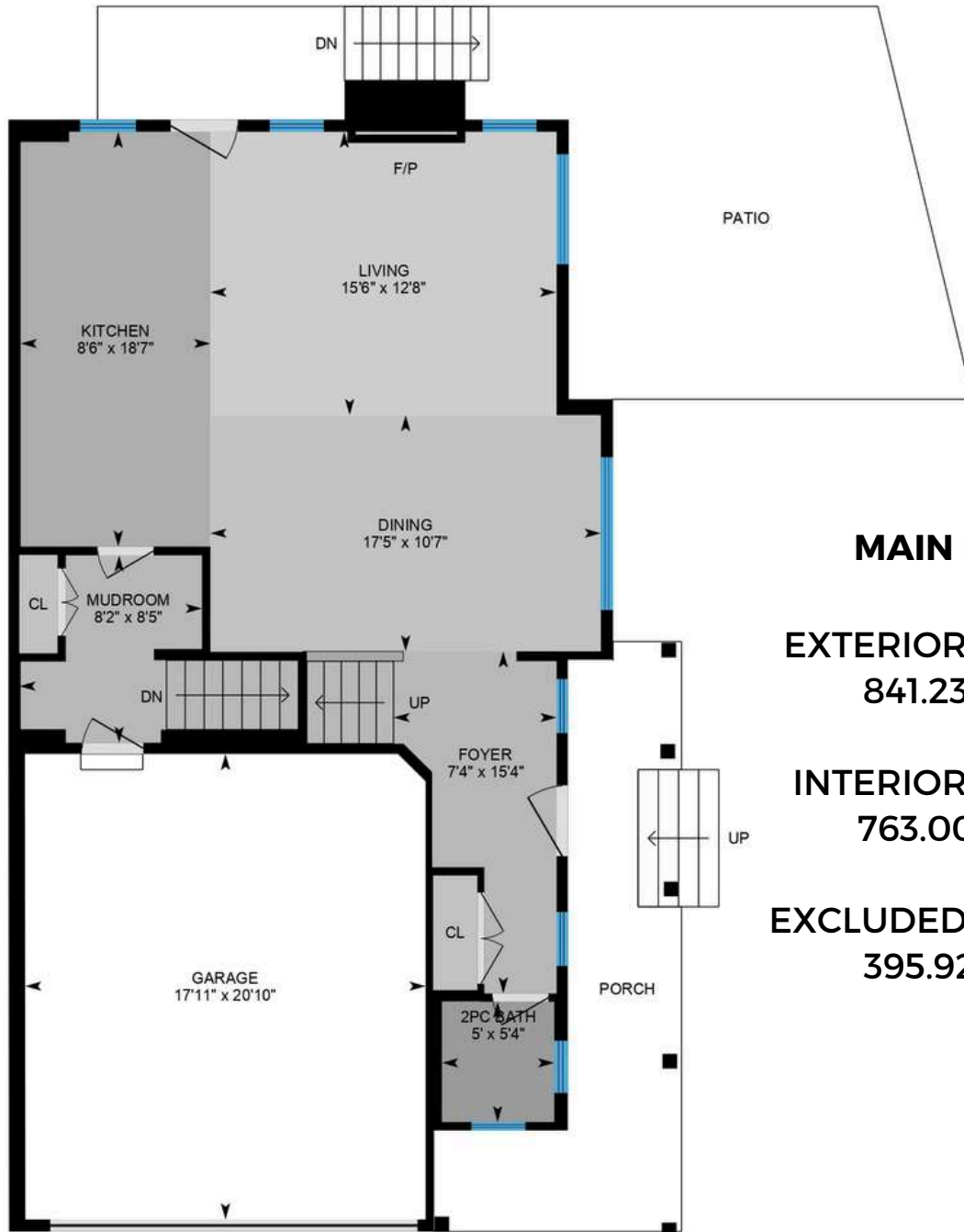
62 Carrington Manor NW

This home is full of personality and has been thoughtfully designed with modern upgrades that elevate both style and function. The wraparound front veranda sets the tone, offering a welcoming space to relax, sip your coffee, or evening chats with friends & neighbours. The inviting foyer greets you and introduces you to the main level crafted for entertaining and features premium flooring that flows seamlessly through the open concept layout. The kitchen is the focal point of the floor plan, and the expansive center kitchen island is next level and the true heart of the home. Not only will the chef in the family appreciate the generous space for meal preparation this is where your family and friends will gather while entertaining making those special occasions memorable. The kitchen is outfitted with custom sleek grey cabinetry, subway tile backsplash, a premium stainless steel appliance package, and pendant lighting adding a designer's touch. Easy access from the kitchen to the convenient store-and-go mudroom with built-in lockers, hooks, and shelving that keep everything organized. Adjacent to the kitchen is the large dining space and is ideal for family meals or hosting dinner parties. Adding to its function & style, the custom-built hutch in the dining nook adds dedicated storage solutions and two beverage coolers making it easy to prepare and offer cold drinks to guests. The living area is anchored by a cozy fireplace with a floor to ceiling ceramic tile wall treatment creating a perfect spot for movie nights with loved ones. A private 2-piece powder room completes this level. The living room & kitchen are perfectly positioned at the back of the home, creating an easy flow to the backyard with a custom-built stamped concrete patio, making indoor-outdoor living effortless. Host summer barbecues, or simply watch the kids play in the fully fenced yard. The second level layout truly shines with 3 generously sized bedrooms, a versatile bonus room, and a full laundry room complete with cabinetry & folding counter. The primary offers a king-sized layout, large windows for natural light, and a walk-in closet. The spa-inspired ensuite feels like a private getaway, featuring dual sinks, a quartz vanity, a freestanding soaker tub, and a fully tiled glass shower with bench seating. The 2 additional bedrooms are perfect for children, guests, or home office use, and are serviced by a well-appointed upper bath with tiled shower and a large vanity. The bonus room provides flexibility for a media space or play area. Step outside to enjoy the private and professionally landscaped backyard with a custom built stamped concrete patio. Whether hosting summer BBQs or relaxing under the stars, this yard offers the perfect retreat. Additional upgrades include Air Conditioning for year-round comfort and a double-attached garage that provides parking & storage. The lower level awaits your personal design and will easily accommodate a media/rec room, the 4th bedroom, and 4-piece bathroom.





THE FLOOR PLAN



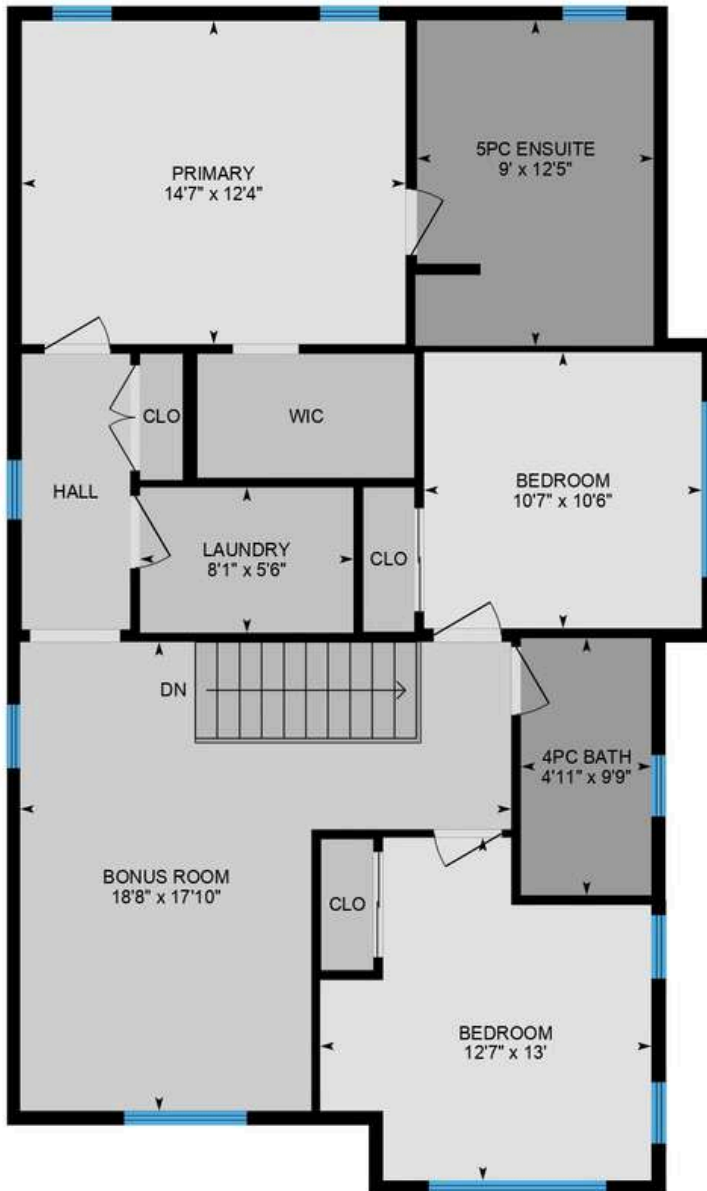
MAIN FLOOR:

EXTERIOR AREA:
841.23 SQ. FT.

INTERIOR AREA:
763.00 SQ. FT

EXCLUDED AREA:
395.92 SQ. FT

THE FLOOR PLAN



SECOND FLOOR:

EXTERIOR AREA:
1119.86 SQ. FT.

INTERIOR AREA:
1042.90 SQ. FT



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5' x 5'4"
Dining: 17'5" x 10'7"
Foyer: 7'4" x 15'4"
Garage: 17'11" x 20'10"
Kitchen: 8'6" x 18'7"
Living: 15'6" x 12'8"
Mudroom: 8'2" x 8'5"

2ND FLOOR

4pc Bath: 4'11" x 9'9"
5pc Ensuite: 9' x 12'5"
Bedroom: 12'7" x 13'
Bedroom: 10'7" x 10'6"
Bonus Room: 18'8" x 17'10"
Laundry: 8'1" x 5'6"
Primary: 14'7" x 12'4"

Main Building

MAIN FLOOR

Interior Area: 763.00 sq ft
Excluded Area: 395.92 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 841.23 sq ft

2ND FLOOR

Interior Area: 1042.90 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1119.86 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1805.91 sq ft
Excluded Area: 395.92 sq ft
Exterior Area: 1961.09 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 1805.91 sq ft
Excluded Area: 395.92 sq ft
Exterior Area: 1961.09 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



62 Carrington Manor NW Calgary, AB T3P0Z2

Residential

Active

A2257230

PD:

DOM: 0

LP: \$725,000.00

OP: \$725,000.00

Banner:

Rare Opportunity to Own a Corner Lot - Your Dream Home in Carrington Awaits!



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Carrington
Type:	House	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	2018	RMS SQFT:	1,961.09
LINC#:	0037920899	LP/SF:	\$369.69
Arch Style:	2 Storey	Suite:	No
Possession:	Negotiable		
Lot Dim:		Lot Size:	4359 SF 404.96 SM
Front Length:	11.76M 38' 7"	Lot Depth:	30.95 M 101.55'
Legal Desc:	1810797;12;1		
Legal Pin:	1810797	Blk:	12
		Lot:	1
		Condo:	No
Zoning:	R-G	Tax Amt/Yr:	\$4,625.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	None Known		

Recent Change: **09/18/2025 : NEW**

Public Remarks: This home is full of personality and has been thoughtfully designed with modern upgrades that elevate both style and function. The wraparound front veranda sets the tone, offering a welcoming space to relax, sip your coffee, or evening chats with friends & neighbours. The inviting foyer greets you and introduces you to the main level crafted for entertaining and features premium flooring that flows seamlessly through the open concept layout. The kitchen is the focal point of the floor plan, and the expansive center kitchen island is next level and the true heart of the home. Not only will the chef in the family appreciate the generous space for meal preparation this is where your family and friends will gather while entertaining making those special occasions memorable. The kitchen is outfitted with custom sleek grey cabinetry, subway tile backsplash, a premium stainless steel appliance package, and pendant lighting adding a designer's touch. Easy access from the kitchen to the convenient store-and-go mudroom with built-in lockers, hooks, and shelving that keep everything organized. Adjacent to the kitchen is the large dining space and is ideal for family meals or hosting dinner parties. Adding to its function & style, the custom-built hutch in the dining nook adds dedicated storage solutions and two beverage coolers making it easy to prepare and offer cold drinks to guests. The living area is anchored by a cozy fireplace with a floor to ceiling ceramic tile wall treatment creating a perfect spot for movie nights with loved ones. A private 2-piece powder room completes this level. The living room & kitchen are perfectly positioned at the back of the home, creating an easy flow to the backyard with a custom-built stamped concrete patio, making indoor-outdoor living effortless. Host summer barbecues, or simply watch the kids play in the fully fenced yard. The second level layout truly shines with 3 generously sized bedrooms, a versatile bonus room, and a full laundry room complete with cabinetry & folding counter. The primary offers a king-sized layout, large windows for natural light, and a walk-in closet. The spa-inspired ensuite feels like a private getaway, featuring dual sinks, a quartz vanity, a freestanding soaker tub, and a fully tiled glass shower with bench seating. The 2 additional bedrooms are perfect for children, guests, or home office use, and are serviced by a well-appointed upper bath with tiled shower and a large vanity. The bonus room provides flexibility for a media space or play area. Step outside to enjoy the private and professionally landscaped backyard with a custom built stamped concrete patio. Whether hosting summer BBQs or relaxing under the stars, this yard offers the perfect retreat. Additional upgrades include Air Conditioning for year-round comfort and a double-attached garage that provides parking & storage. The lower level awaits your personal design and will easily accommodate a media/rec room, the 4th bedroom, and 4-piece bathroom.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 78.15	Mtr2	841.23	SqFt		
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 8	Upper: 104.04	Mtr2	1,119.86	SqFt		
								Total AG: 182.19	Mtr2	1,961.09	SqFt		

Garage Dims (L x W): 17' 11" x 20' 10"

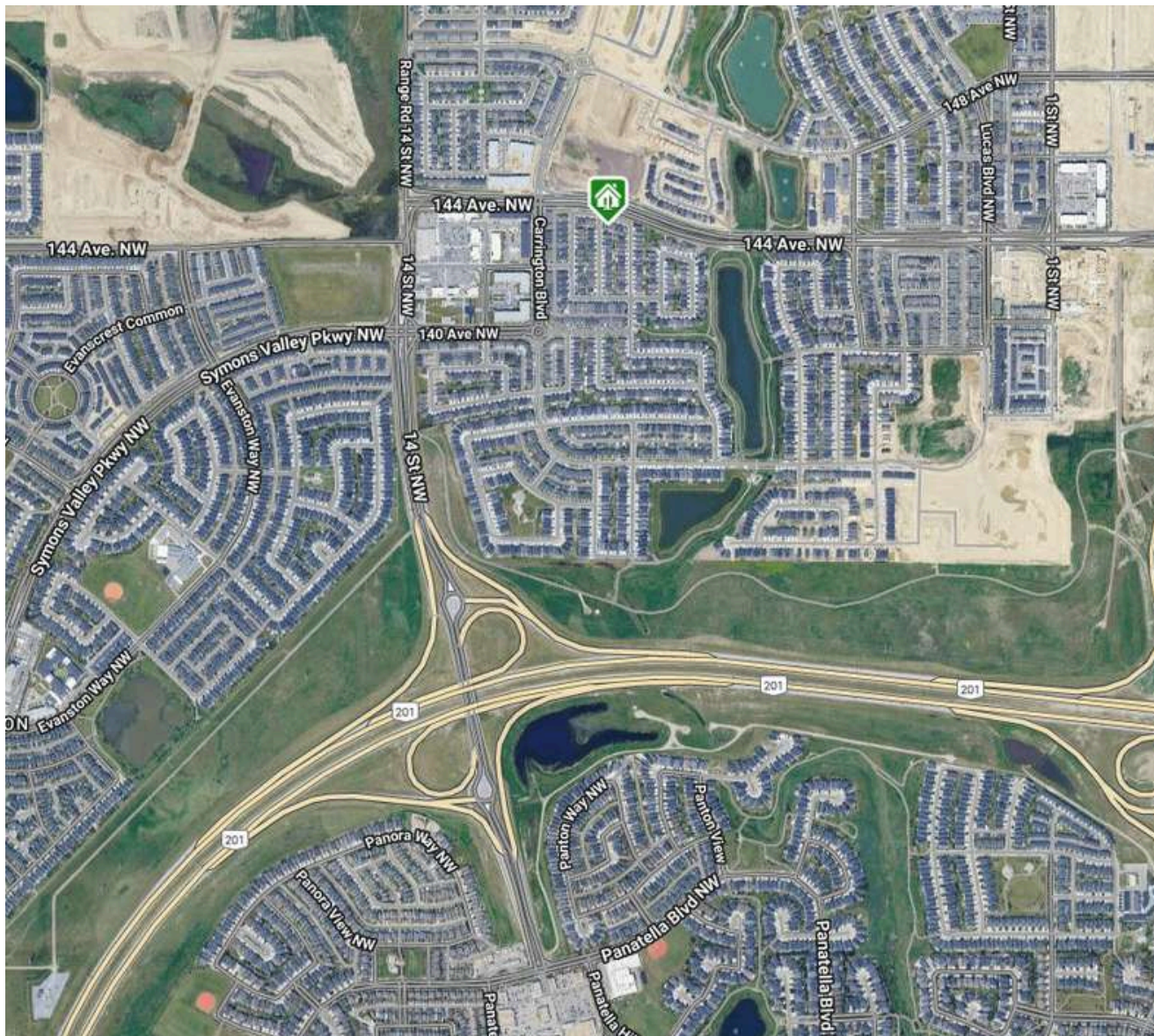
Property Information

Basement:	Full, Unfinished	Laundry Ft:	See Remarks, Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Feat:	Private Entrance, Private Yard, Storage	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Front Porch, Patio, See Remarks, Wrap Around
Reports:	None		
Parking:	Double Garage Attached Total: 4		
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Private, Street Lighting		
Goods Include:	TV Mount in main floor living room		
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings		
Other Equip:	Garage Door Opener		
Goods Exclude:	N/A		



Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5' 0" x 5' 4"	1.52M x 1.62M	Dining Room	Main	17' 5" x 10' 7"	5.31M x 3.22M
Foyer	Main	7' 4" x 15' 4"	2.23M x 4.67M	Kitchen	Main	8' 6" x 18' 7"	2.59M x 5.66M
Living Room	Main	15' 6" x 12' 8"	4.72M x 3.86M	Mud Room	Main	8' 2" x 8' 5"	2.49M x 2.57M
4pc Bathroom	Upper	4' 11" x 9' 9"	1.50M x 2.97M	5pc Ensuite bath	Upper	9' 0" x 12' 5"	2.74M x 3.79M
Bedroom	Upper	12' 7" x 13' 0"	3.83M x 3.96M	Bedroom	Upper	10' 7" x 10' 6"	3.22M x 3.20M
Bonus Room	Upper	18' 8" x 17' 10"	5.69M x 5.43M	Laundry	Upper	8' 1" x 5' 6"	2.46M x 1.68M
Bedroom - Primary	Upper	14' 7" x 12' 4"	4.44M x 3.76M				













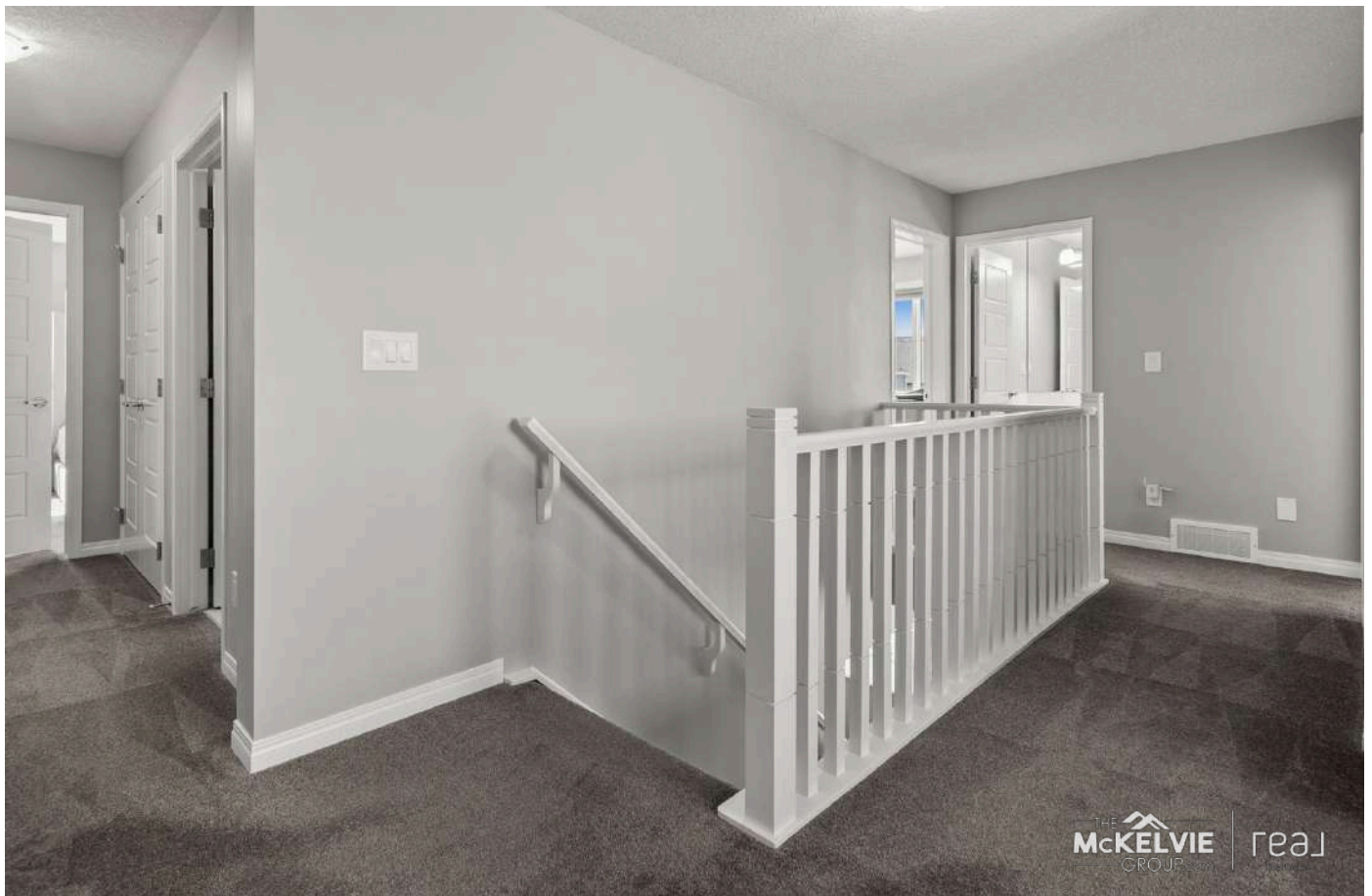
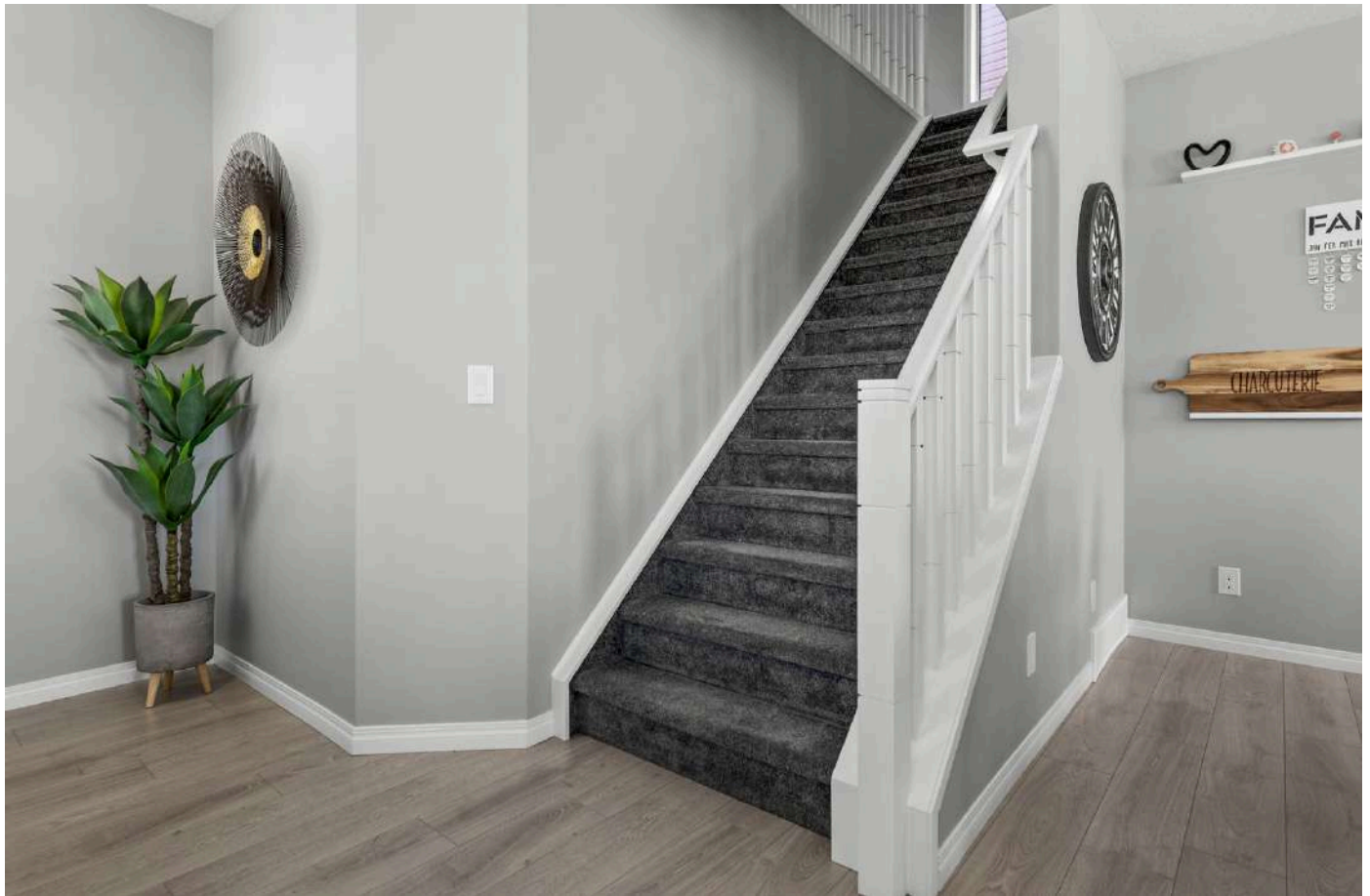




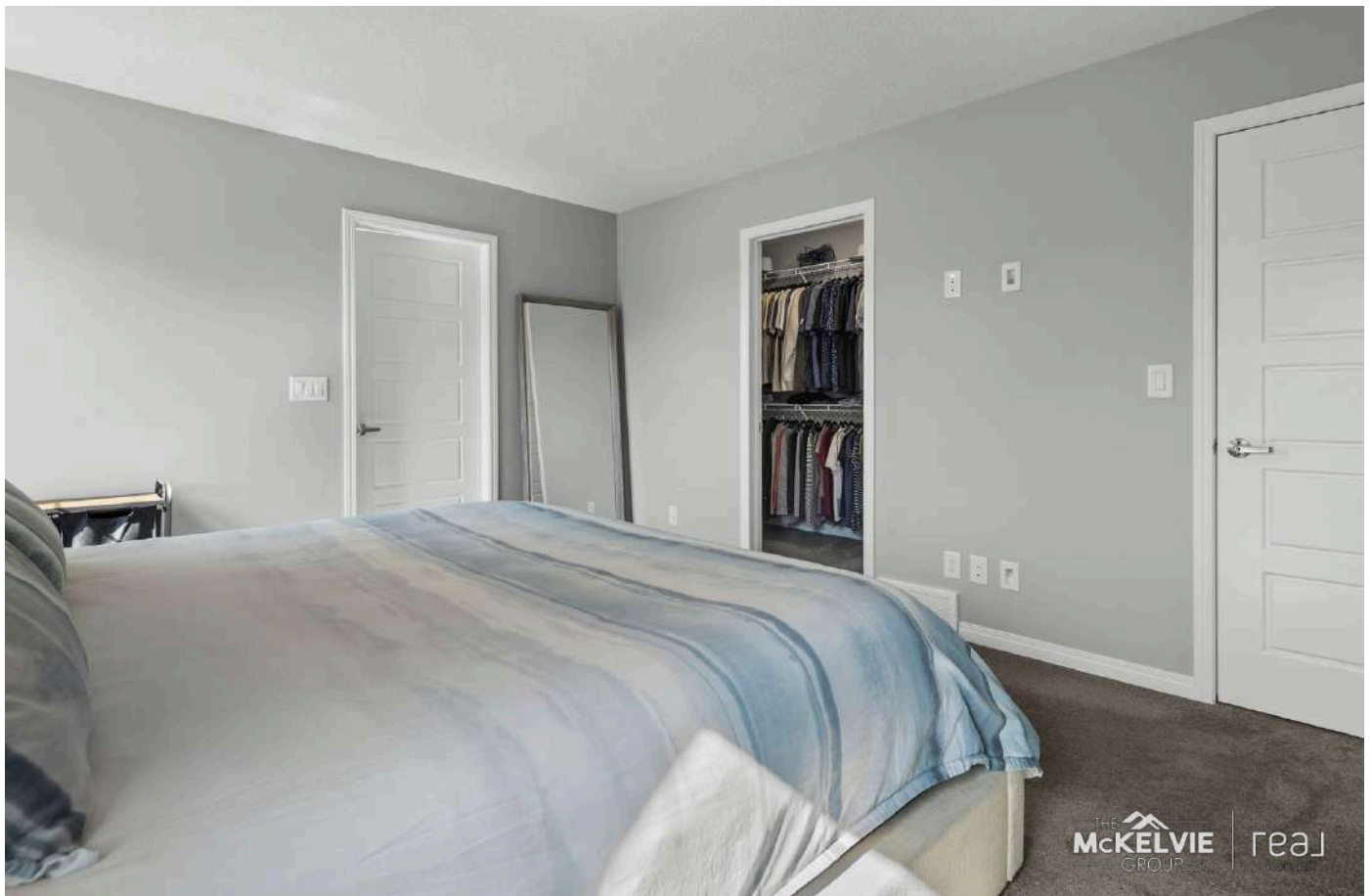


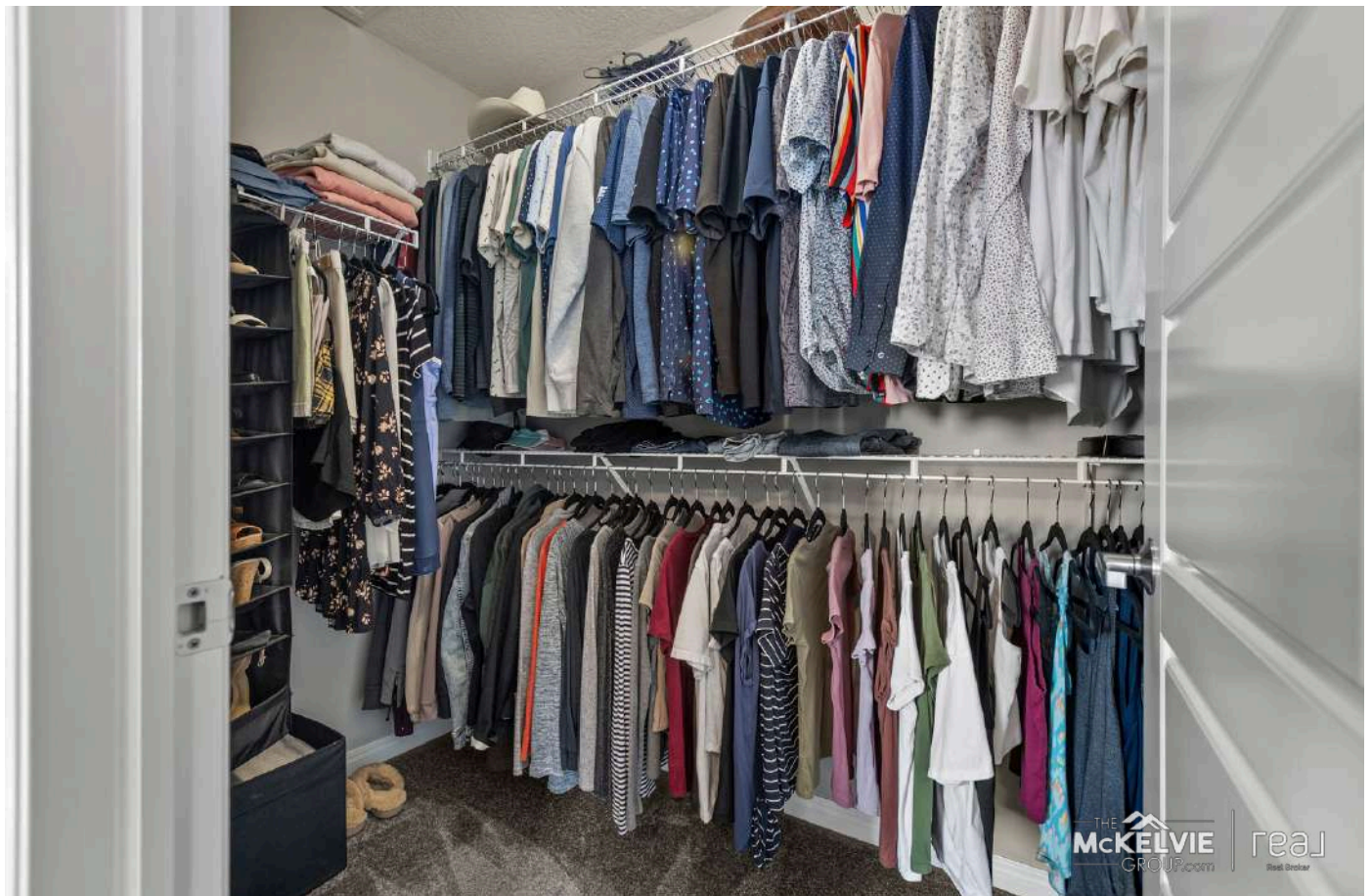














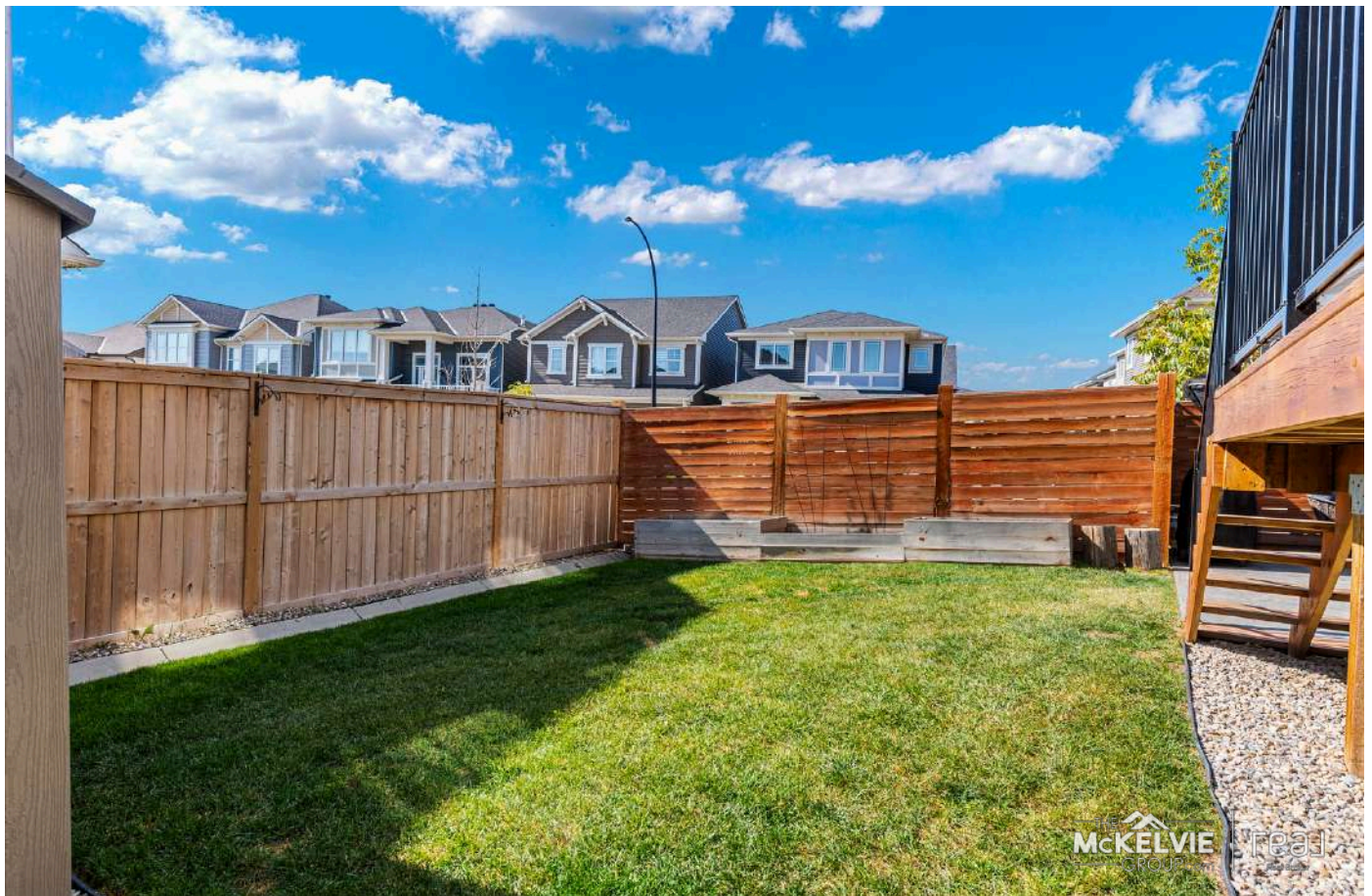














WELCOME TO
CARRINGTON



THE COMMUNITY

WELCOME TO CARRINGTON

Carrington is a new neighbourhood conveniently located at Centre Street and Stoney Trail NW. Direct access to Stoney Trail makes a trip downtown or a weekend escape to the mountains quick and easy. Sloping lands bring sunshine and beautiful views. With townhomes, duplexes and single family homes, Carrington is a great opportunity to buy new in the Northwest. Genstar brings best practices in sustainable design and more than 65 years of experience to Carrington.

A re-naturalized wetland includes a walking path and lookouts facing the Rockies. A future school site and commercial centre will put education, restaurants, shops and employment opportunities at residents' doorsteps. The future Green Line will connect Carrington to the city centre and beyond.

Carrington does not currently have an incorporated Community Association.

In the City of Calgary's 2018 municipal census, Carrington had a population of 321 living in 131 dwellings. For more detailed info visit the City of Calgary community profiles site.

CITY OF CALGARY COMMUNITY PROFILES

<https://www.calgary.ca/CSPS/CNS/Pages/Research-and-strategy/Community-profiles/Community-Profiles.aspx>

Public Transit: It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>



THE COMMUNITY

WELCOME TO CARRINGTON



STORM WATER POND

Explore parks and play spaces designed for all ages. Stroll or jog on local pathways and take a relaxing stroll around the pond.

The Rotary Mattamy Greenway, or link up to regional pathways throughout the community that connect to the longest urban pathway and park system in North America. Walk, bike, take your inline skates for a spin and more.



THE COMMUNITY

WELCOME TO CARRINGTON

CARRINGTON SKATE PARK & PLAYGROUND

14th Street Northwest and, 140 Ave NW



Stay active and playful in the Greenway Park which features: half basketball court, playground, and skate park area with connections to the Rotary/Mattamy Greenway and Green Corridor. Quick access to neighborhood activity areas such as the Vivo Recreational Centre.

CARRINGTON

LOCALLY

Future retail and commercial in the Greenway Plaza includes No Frills supermarket, banking, a gas station, daycare & more. Everything you need right outside your doorstep.

Close to home in surrounding neighbourhoods, you'll find: popular shopping centres, grocery stores and markets, essential services and recreation facilities. This includes the state-of-the-art Vivo recreation centre, with swimming, skating, yoga, sports facilities and fitness programs for all ages. And with quick access to major routes, getting where you're going is a breeze. Approximately 20 minutes to downtown, 15 minutes to the airport and 10 minutes to the shops, restaurants, movie theatres and attractions of CrossIron Mills, your new home base truly has it all. And with the mountain parks less than an hour away

LOCAL SHOPPING

Close to everything. You will find everything that you need withing minutes.

EVANSTON TOWN CENTRE

2060 Symons Valley Parkway NW

Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants, shops and services.

SAGE HILL PLAZA

Sage Hill Plaza NW

Tenants include: T&T, Walmart, coffee shops, restaurants, shops and services and more.

WALMART SUPERCENTRE

35 Sage Hill Gate NW

OPEN: 7AM to 11PM

587-230-8411



CARRINGTON

LOCAL SHOPPING

GATES OF NOLAN HILL - SHOPPING PLAZA

Nolan Hill Blvd and Shaganappi Trail

Tenants include: Petro Canada, State and Main Pub, Breathe Hot Yoga, Nolan Hill Pet Hospital and more.

CREEKSIDE SHOPPING CENTRE

12432 Symons Valley Rd NW

Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



GROCERY STORES

Sobeys - 2060 Symons Valley Parkway

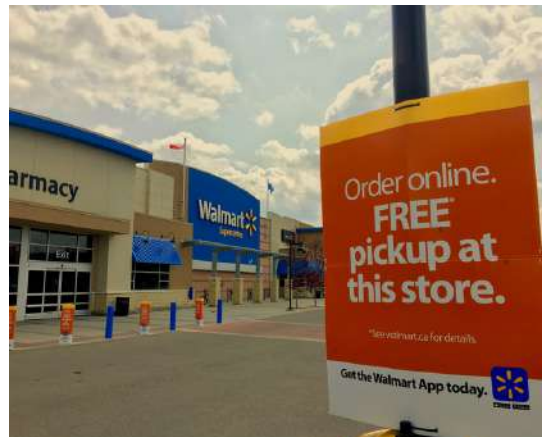
T&T - 10 Sage Hill Way NW

Creekside Co-op - 12000 Symons Valley Rd NW

Walmart Super Centre - 35 Sage Hill Gate NW

Save-On-Foods - 225 Panatella Hill NW

R.C. Superstore - 100 Country Village Rd NE



CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>

NEW HORIZON MALL

260300 Writing Creek Cres, Rocky View No. 44, AB T0M 0E0

<http://newhorizonmall.com/>



CARRINGTON

PARKS & RECREATION



VIVO REC CENTER

11950 Country Village Link NE Calgary, Alberta

Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM

SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>



LIBRARIES

Sage Hill Library -

19 Sage Hill Passage NW. 403-260-2600

The Country Hills Library -

Located in the VIVO Rec Centre

NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. Created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



THE COMMUNITY - SERVICES

POLICE

CALL 911 FOR ALL EMERGENCIES.

**Calgary Police Service District 7 -
Country Hills**

11955 Country Village Link NE

Phone: (403) 428-6700

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

Residential Fire Station No. 40

121 Sage Bank Crescent NW

Hidden Valley Fire Station No. 36

10071 Hidden Valley Dr NW, Calgary

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

**COCHRANE COMMUNITY HEALTH
CENTRE**

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

**SHELDON M. CHUMIR HEALTH
CENTRE**

(24 HOURS)

1213 4 St SW

403-955-6200

<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

WALK-IN CLINICS

EVANSTON MEDICAL CLINIC

2060 Symons Valley Pkwy NW #8120

403-454-5580

<http://evanstonmedicalclinic.ca/>

SAGE WALK IN MEDICAL CLINIC

35, Sage Hill Gate NW (Walmart)

403-776-6186

NOLAN MEDICAL CLINIC

#402 - 8 Nolan Hill Blvd NW

403-455-5655

<https://nolan.totalhealthsolutions.ca/>

DENTISTS

CREEKSIDE DENTAL CLINIC

12192 Symons Valley Rd NW #4

403-730-8020

<https://www.creeksideclinicdental.com/>

SAGE HILL DENTAL

49 Sage Hill Passage NW

587-619-7247

<https://sagehilldental.ca/home>

THE COMMUNITY

SERVICES



VETS

NORTHWEST ANIMAL HOSPITAL

141 Carrington Plz #110, Calgary, AB
403-930-3500
<https://nwvet.ca/>

SAGE HILL ANIMAL HOSPITAL

116- 65 Sage Hill Plaza NW
403-567-8878
<https://sagehillanimalhospital.com/>

VCA - NORTH VETERINARY HOSPITAL

OPEN 24 Hours
4204 4th Street N.W.
403.277.0135
<https://vcacanada.com/calgarynorth/>

PHYSIO +

EVANSTON PHYSIOTHERAPY AND MASSAGE CLINIC

8210-2060 Symons Valley Pkwy NW
403-455-7666
<https://www.evanstonphysio.ca/>

MOMENTUM HEALTH CREEKSIDE

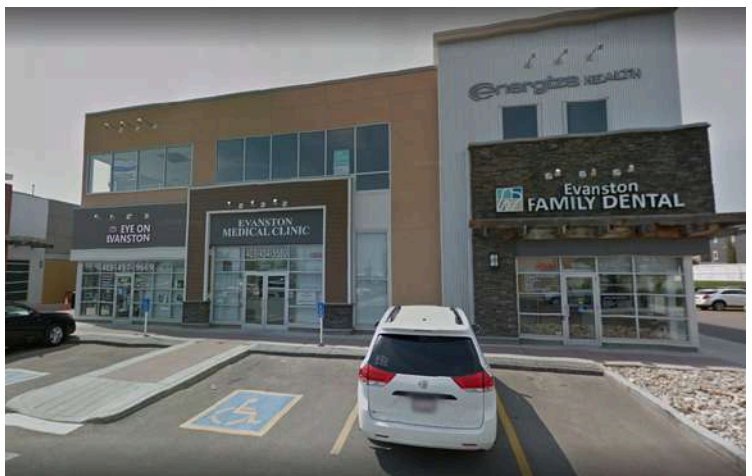
12192 Symons Valley Rd NW #4
403-239-6773
<https://www.momentumhealth.ca/>

SAGE HILL PHYSIOTHERAPY

23 Sage Hill Passage NW
587-535-1230
<http://www.sagehillphysio.com/>

ENERGIZE HEALTH

8230 - 2060 Symons Valley Pkwy NW
403-455-8220
<https://energizehealth.ca/>



SCHOOLS

PUBLIC SCHOOLS

Cambrian Heights School (K-4)

640 Northmount Dr NW

403-777-6150

<https://cbe.ab.ca/CambrianHeights>

Colonel Irvine School (5-9)

412 Northmount Dr NW

403-777-7280

<http://cbe.ab.ca/colonelirvine/>

James Fowler High School (10-12)

4004 4 St NW Calgary

403-230-4743

<http://schools.cbe.ab.ca/b825/>



CATHOLIC SCHOOLS

Monsignor Neville Anderson School (K-6)

327 Sandarac Drive NW

403-500-2094

<https://www.cssd.ab.ca/schools/msgranderson/Pages/default.aspx>

St. Helena School (7-9)

320 - 64 Avenue NW

403-500-2049

<https://www.cssd.ab.ca/schools/sthelena/Pages/default.aspx>

Notre Dame High School (10-12) Catholic

11900 Country Village Link NE

403-500-2109

<https://www.cssd.ab.ca/schools/notredame>



PRIVATE SCHOOLS

Calgary Waldorf School

www.calgarywaldorf.org

Renert School

www.renertschool.ca

Webber Academy

<http://www.webberacademy.ca/>

Mountain View Academy

<http://mountainviewacademy.ca/>

PRE-SCHOOL

Kaleidcope Kids Preschool

212, 8 Nolan Hill Blvd NW

403-547-1020

<https://www.kalkids.com/nolan-hill.html>

Purple Potamus Preschool & Jr. Kindergarten

780-500 COUNTRY HILLS BLVD. NE

403-567-0249

<http://www.purplepotamus.ca/>

CARRINGTON

