

\$1,775,000 - 77 Carmangay Crescent Nw, Calgary

MLS® #A2107115

\$1,775,000

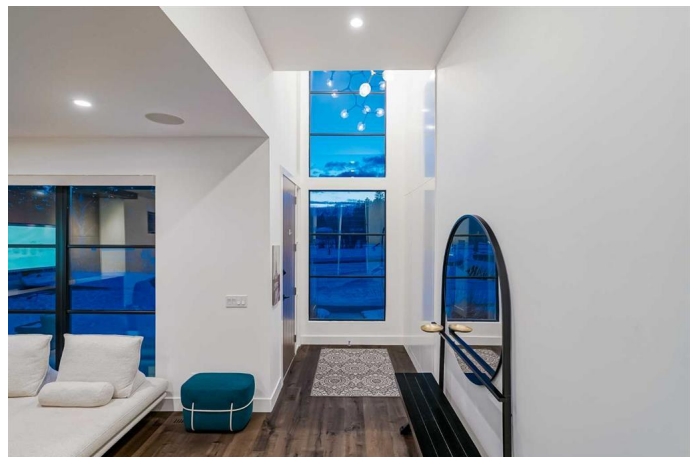
4 Bedroom, 3.00 Bathroom, 2,564 sqft

Residential on 0.24 Acres

Collingwood, Calgary, Alberta

Welcome to Collingwood, a highly sought-after community in Calgary, where a mid-1960s four-level split has undergone a stunning transformation into a four-bedroom home spanning over 3,500 square feet. This award-winning remodel includes a triple-car tandem garage, effectively doubling the overall square footage.

The focal point of the home is its grand kitchen—a bright, luxurious cooking space capturing the essence of domestic chefs. The open-concept L-shaped kitchen features a custom hood fan from Italy, a thick waterfall-style central island, and Dekton counters, highlighted by a floating cooktop ledge. Accent lights and LED strips illuminate specific features, while a shed-style vaulted ceiling and well-placed windows, including a substantial pane over the sink, fill the kitchen with natural light. Adding visual interest, the cabinets above the sink are designed to appear as if they’re floating, boasting oak accent wood that complements high-gloss white cabinets throughout the kitchen. Ceilings on the main level range from 12 to 14 feet, encompassing a dining area and a front-facing great room adjacent to an elongated fireplace. The fireplace, with brick and a Dekton face, seamlessly carries elements from the home's exterior, lending an industrial feel to both areas. The exterior impresses with a covered patio featuring an outdoor fireplace and an opening and closing pergola system. This innovative system is utilized on the front porch



and over a barbecue area accessed through the kitchen. Sleeping spaces in this four-bedroom layout take a thoughtful approach, with a wing for the family's children a few steps up from the main level and a separate area for parents on the second-storey addition. The second floor reveals a spa-like ensuite behind a glass partition, featuring a stand-alone tub, free-standing glass shower, and vanities, creating a dazzling retreat. The master bedroom intentionally omits a dresser, leading to a spacious dressing room with commercial racking, reminiscent of a department store, accessible via a short set of stairs. The developed basement includes a rec area, office, fitness area, laundry room, wine storage, and a hidden room, completing the impressive transformation of this home. Book your showing today.

Built in 2017

Essential Information

MLS® #	A2107115
Price	\$1,775,000
Sold Price	\$1,715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,564
Acres	0.24
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	77 Carmangay Crescent Nw
Subdivision	Collingwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0S8

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Covered Courtyard, Fire Pit, Lighting, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 22nd, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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