

# \$1,438,888 - 205 Carringvue Manor Nw, Calgary

MLS® #A2210406

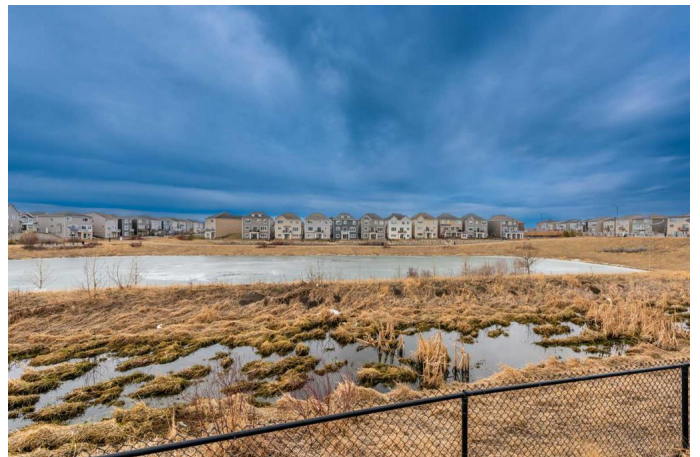
**\$1,438,888**

5 Bedroom, 5.00 Bathroom, 3,328 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

2nd Price Drop! A NEW ROOF has been installed at a cost of over \$60,000! New Sliding Door, New window in loft, new railing on main floor balcony. This luxurious home is located in the beautiful and perfectly located master-planned community of Carrington. This stunning home offers over 4700 sq.ft. of premium living space. Enjoy 5 beds, 5 baths and a finished walk-out basement backing onto the pond. No neighbours directly behind you, just the beautiful, peaceful water and a walking/bike path. Upon entering this home, you are greeted with a beautiful front vestibule with framed-glass french doors. The main floor ceramic tile floor is an absolute "must-see". It's beyond gorgeous. The mud room off of the garage is not only especially convenient, it has a walk-in closet for extra storage space! The super-gourmet kitchen is any Chef's dream, boasting an over-sized island which is perfect for entertaining, and a Butler/Spice kitchen complete with a gas range and oven, a chef's wooden prep block, and lots of shelving/storage space. Enjoy the open-concept gigantic kitchen/living room area with oversized windows to allow in an abundance of natural light, a wall-inserted gas fireplace and a glass sliding door leading to an attached deck overlooking the pond. You will absolutely love the main floor office with gorgeous glass-enclosed sliding barn doors! Follow the luxurious bannister upstairs to find real hardwood floors, an abundantly sized comfortable Loft, three good-sized bedrooms,



each having it's own walk-in closet, double doors opening to a large primary bedroom and luxurious en-suite bathroom, with his and hers separate counters, SEPARATE walk-in closets, a large soaker tub and a large glass-enclosed shower. Topping it off, enjoy the upper floor Laundry room which has a laundry sink, lot's of counter space, storage shelves and gorgeous white ceramic floor tiles. Next, head downstairs to the lowest level to find a superb, fully finished walk-out basement. You'll be amazed with the movie-theatre room, the glass enclosed private workout/gym room, a wet bar with sink, counter & cupboards, a full sized refrigerator/freezer, and a custom-made glass-enclosed, back-lit, wine display that will most definitely impress your guests! The large oversized windows allow in an abundance of natural light into the basement and massive recreation/living area. The basement also has a 5th bedroom and full sized bathroom! For the garage, we have a special surprise! The original builders plan was for a triple garage to be built, however, the current (and only) Owners chose instead to go with an OVERSIZED double attached garage. Additionally, the Owners added a super convenient Dog-Wash for the pet-lover(s) in your family, a gas garage heater for those extra chilly winter days, and a huge wood shelving / mezzanine for loads of extra storage space. This is your rare opportunity to own a sophisticated, elegant, ultra modern home in a master-planned community close to all highways and amenities.

Built in 2017

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2210406    |
| Price    | \$1,438,888 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,328       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205 Carringvue Manor Nw |
| Subdivision | Carrington              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0W3                 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, Driveway |
| # of Garages   | 2  |
| Waterfront     | Pond   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, Kitchen Island, Walk-In Closet(s), French Door, Recreation Facilities   |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Stove, Humidifier, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Freezer, Electric Cooktop, Microwave Hood Fan |
| Heating           | Central, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |

Basement                      Finished, Full, Walk-Out

## Exterior

Exterior Features    BBQ gas line, Private Yard

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Landscaped, Lawn, Creek/River/Stream/Pond, No Neighbours Behind |
|-----------------|--|

| Roof | Asphalt Shingle |
|------|-----------------|
| 1    | 1               |
| 2    | 2               |
| 3    | 3               |
| 4    | 4               |
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| 100  | 100             |

Construction Concrete, Wood Frame, Vinyl Siding

Foundation                      Poured Concrete

## Additional Information

Date Listed April 9th, 2025

Days on Market 83

Zoning R1

## Listing Details

Listing Office                      Stonemere Real Estate Solutions

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