

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

MLS® #A2210406

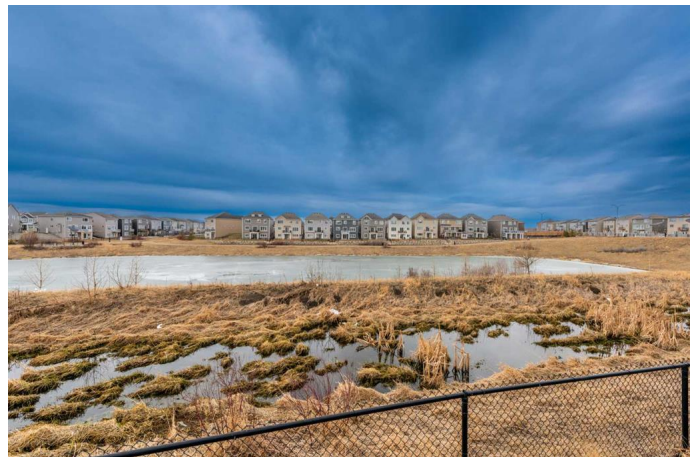
**\$1,438,888**

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

Construction      Concrete, Wood Frame, Vinyl Siding

Foundation      Poured Concrete

## Additional Information

Date Listed              April 9th, 2025

Days on Market      87

Zoning                      R1

## Listing Details

Listing Office              Stonemere Real Estate Solutions

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