

\$1,499,800 - 205 Carringvue Manor Nw, Calgary

MLS® #A2210406

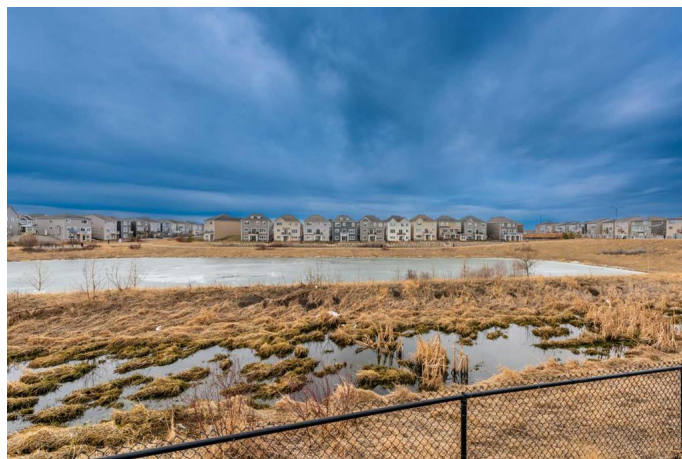
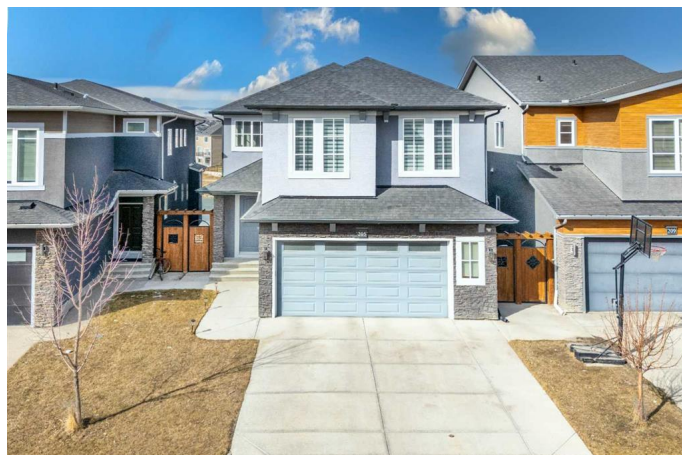
\$1,499,800

5 Bedroom, 5.00 Bathroom, 3,328 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

Your Dream Home awaits in the beautiful and perfectly located master-planned community of Carrington. This stunning, ultra-luxurious home offers over 4700 sq.ft. of premium living space. This gorgeous home offers 5 bedrooms, 5 bathrooms and a finished walk-out basement which backs 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. This is truly a "must-see" property.

Built in 2017

Essential Information

| | |
|------------|-------------|
| MLS® # | A2210406 |
| Price | \$1,499,800 |
| 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, Driveway, Garage Door Opener, Heated Garage, Oversized |
| # of Garages | 2 |
| Waterfront | Pond |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, French Door, Kitchen Island, Recreation Facilities, Walk-In Closet(s) |
| Appliances | Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Range, Gas Stove, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| 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, Creek/River/Stream/Pond, Landscaped, Lawn, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 28 |
| Zoning | R1 |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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