

\$849,900 - 305 Carringvue Manor Nw, Calgary

MLS® #A2145091

\$849,900

6 Bedroom, 5.00 Bathroom, 3,027 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

This is the one!!! Showing 10/10 and in immaculate condition - Welcome to 305 Carringvue Manor. This rare 2 & a half story home in a matured pocket of Carrington. This home has everything a family might need, with space to grow, entertain, and enjoy. It is complete with 6 bedrooms, 5 bathrooms, and multiple family rooms. The main floor of this home not only offers open concept living, but on top of that a designated dining space, and a private office. The living area is situated around a cozy gas fireplace, with the adjacent open concept dining space & kitchen. Enjoy the bright and spacious main floor with large windows, alongside a stylish kitchen with granite counters, filtered water, a central island, stainless steel appliances, & a walk through pantry area to the dining space. Curated lighting, functional built ins, and distinct feature walls complete this space. The upper level boasts a spacious bonus room, as well as a laundry, and great storage space. The prominent primary bedroom is complete with a dressing room and a sprawling ensuite featuring double sinks as well as a soaker tub & shower. There are 3 more bedrooms on this level, with another full bath. The unique loft houses an additional bedroom/ or rec space as needed, plus a full bath, and a flex space/play area. This home truly has it all, but there is more! The basement is fully developed with a family space, a bedroom, full bath, & storage space. Unique for both its size with over 3600 sq ft of living space and its layout -



this is a home not to be missed. Featuring: a fully fenced yard, air conditioning, 9 ft ceilings on the main floor, high efficient furnace, insulated double car garage, stylish upgrades throughout - all within a more developed pocket of Carrington that offers schools, parks, shopping, transit & more. Call now for your private tour!

Built in 2017

Essential Information

MLS® #	A2145091
Price	\$849,900
Sold Price	\$860,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,027
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	305 Carringvue Manor Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Garden, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 6th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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