

\$849,000 - 253 Carringvue Manor Nw, Calgary

MLS® #A2148105

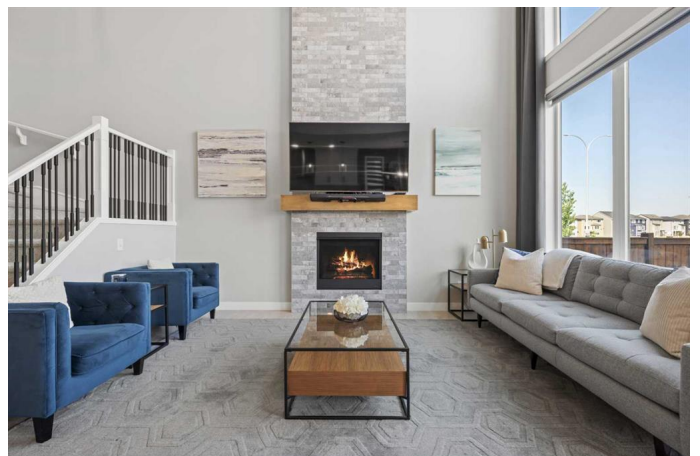
\$849,000

4 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to an unparalleled living experience in the beautiful community of Carrington. This exquisite 4-bedroom, 3.5-bath detached home with just over 3100sqft of living space, built by Homes by Avi, epitomizes luxury and sophistication, where modern living meets timeless elegance. As you enter, be captivated by the awe inspiring 20'™ Great Room, featuring floor-to-ceiling windows that bathe the space in natural light and a stunning floor-to-ceiling brick fireplace, creating a warm and inviting ambiance. The heart of the home, the exquisite kitchen, boasts an expansive island crowned with gleaming quartz countertops with eating bar, perfect for entertaining guests or casual dining. Stylish pendant lighting above the island adds a touch of contemporary flair, while the adjacent dining space ensures an ideal setting for social gatherings and culinary adventures. Equipped with top-of-the-line stainless steel appliances, including a French door refrigerator, built in oven and microwave, gas range, and range hood, the kitchen is a chef's dream. A walk-through pantry seamlessly connects to a mudroom, providing a direct path from the attached double garage to the kitchen, making grocery hauls effortless. Adjacent to the front foyer, an open office space offers a perfect sanctuary for productivity and creativity. Make your way to the second level, where luxury awaits. The private Master Bedroom, situated at the back end of the home, is a serene retreat with a generous window, inviting



natural light. The opulent 5-piece ensuite features dual vanities, a full-length mirror, a glass-encased shower, and a deep soaker tub, all leading to an expansive walk-in closet with direct access to the laundry room, complete with a front-load washer and dryer. Secondary bedrooms are thoughtfully placed on opposite sides of the hallway, just steps away from a 4-piece bathroom. The bonus room, with its vaulted ceiling and south facing windows, offers a bright and airy space perfect for relaxation or entertainment. The fully developed basement presents a large recreation area, a fourth bedroom and a 4-piece bath, providing additional living space for guests or family members. Step outside to the professionally landscaped backyard, where a deck overlooks serene views of a tranquil water fountain, creating an idyllic outdoor oasis. Located in a family-friendly community, Carrington offers an exceptional lifestyle with scenic parks, lush green spaces, and tranquil ponds. This community offers residents with a serene retreat from the hustle and bustle of city life, with easy access to major highways, shopping centers, and dining destinations. Whether you're seeking a peaceful haven or a lively social scene, Carrington offers the best of both worlds, making it the ideal place to call home. Experience the pinnacle of luxurious living in this exceptional Carrington home. Your dream lifestyle awaits!

Built in 2018

Essential Information

MLS® #	A2148105
Price	\$849,000
Sold Price	\$845,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,228
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	253 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	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No

	Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 2nd, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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