

# \$1,198,800 - 185 Carringvue Manor Nw, Calgary

MLS® #A2191305

**\$1,198,800**

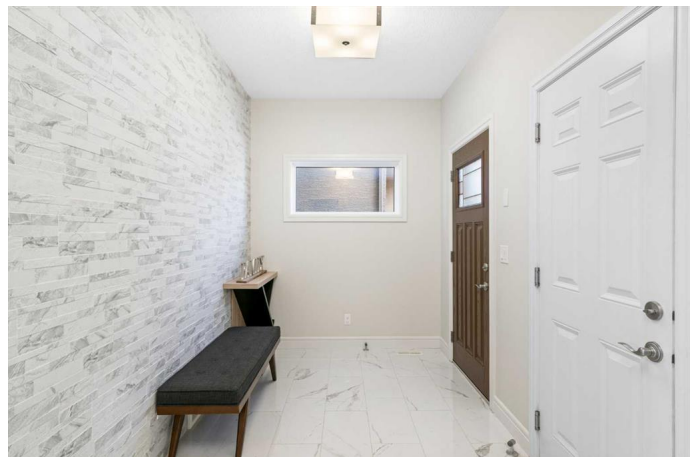
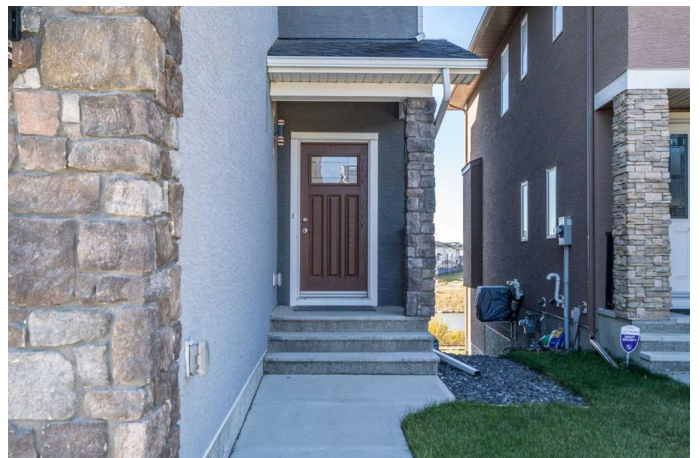
5 Bedroom, 5.00 Bathroom, 3,275 sqft  
Residential on 0.10 Acres

Carrington, Calgary, Alberta

Welcome to this contemporary custom built 3-storey home with in Carrington. Backing onto pond, this epitome of refined living enjoys 5 bedrooms, 4.5 bath, and a third level loft.

Showcased by engineering hardwood and feature walls, you will embrace the pond view in its cozy great room with fireplace. For the gourmet in the family, behold the fully-loaded kitchen with its full-heights cabinet, granite countertop, gas range and stainless-steel appliances. The main floor also boasts an office and a den. On second level, you will discover the master ensuite with an opulent 5pcs ensuite with glass stand up shower and oversized soaker tub. The second ensuite is perfect for someone needing their own 4pc ensuite. The 2 other bedrooms share a 5 pcs bath which is connected to the laundry room with plenty of sunlight. The family room with the unobstructed pond view is where you can relax, play and enjoy baby tummy time.

Heading up to the third level is where the dreams come true, you will find another bedroom with 4pc bath and the loft for you to read, play, observe the stars or use it as a man cave. The walkout level is unfinished waiting for your magic touch. Backyard is landscaped for you to enjoy the sun and has a private gate leading to the city pathway for you and your flurry buddy to enjoy the walk. The 2 A/C ensure you keep cool in the summer. Close proximity to shopping centres and stoney trail.



Built in 2017

## Essential Information

MLS® #	A2191305
Price	\$1,198,800
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,275
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	185 Carringvue Manor Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0W2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	No Smoking Home, No Animal Home
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	54
Zoning	R-G

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.