



GRASSROOTS
REALTY GROUP

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314 Carringvue Manor NW
Calgary, Alberta

MLS # A2237545



\$879,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: Basement Washer/Dryer, Hood Fan

Walkout Basement | 9' Ceilings on Main | 8' Door Frame on Main | Low-Maintenance Landscaping | Air Conditioning | Oversized Deck Discover this stunning home in the sought-after community of Carrington, offering nearly 3,193 sq ft of finished living space (2,252 sq ft above grade). The modern design combines seamlessly with a highly functional layout, featuring 4 bedrooms and 3.5 bathrooms. Upgrades include 9' ceilings on the main floor, hardwood flooring, quartz countertops, and an open-concept layout. The chef-inspired kitchen comes equipped with a gas cooktop, stainless steel appliances, and an abundance of counter space and storage. Additional main floor highlights include a private office, a walk-through pantry, a 2-piece bathroom, and a mudroom with custom cabinetry and benches, conveniently located off the double garage. Upstairs, the spacious primary suite features a luxurious 5-piece ensuite with a large soaker tub. A bonus room separates the primary from the other two bedrooms for added privacy, and a full laundry room and an additional 4-piece bathroom complete the upper level. The fully finished walkout basement (west-facing for maximum sunlight) is bright and welcoming—ideal for multigenerational living or income helper. It includes a kitchen, dining area, 3-piece bath, in-floor heating, a cozy fireplace, a second laundry room, and a private entrance. The low-maintenance landscaped backyard can easily be converted back to natural grass if desired.