



**305 Carringvue Manor NW
Calgary, Alberta**

MLS # A2145091



\$849,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,027 sq.ft.	Age:	2017 (7 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Play structure in loft

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!