



**306 Carringvue Manor NW
Calgary, Alberta**

MLS # A2145670



\$799,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Concrete	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

There is over 2095 sqft of living space in this excellent bright family home. This home located in a quiet neighborhood, shopping center- No Frills close by, quick access to Stony Trail. The main floor has open concept living room, fire place and high ceiling, modern style kitchen design with quartz countertops, gas cooktop, build in microwave and oven, ss appliance, and large pantry can storage lots of food items. Upstairs discover a generous size bonus room with additional two bedrooms, and spacious laundry room. These master bedrooms boast a 5 pieces ensuite with double sink vanity, glass shower, toilet, corner soaker tub. Walkout basement is unfinished, waiting for your design. Great home can be live up and rent down. This house has everything you need, do not miss it.