



**253 Carringvue Manor NW
Calgary, Alberta**

MLS # A2148105



\$849,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

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

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

Inclusions: None

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 '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!