

# \$1,468,888 - 205 Carringvue Manor Nw, Calgary

MLS® #A2210406

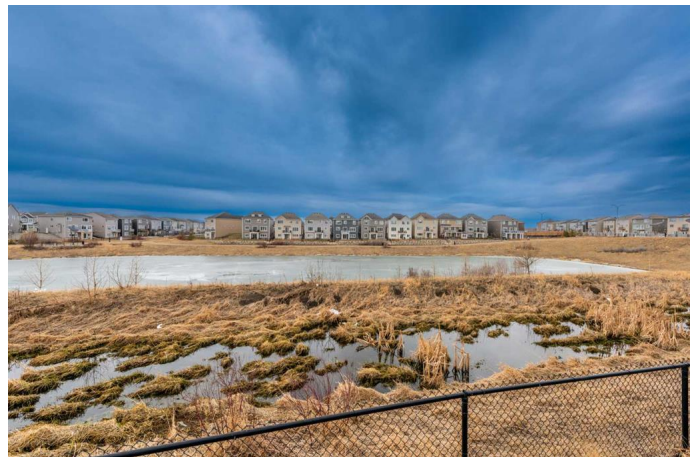
**\$1,468,888**

5 Bedroom, 5.00 Bathroom, 3,328 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

UPDATES: BRAND NEW ROOF being completed soon at a cost of over \$60,000! New Sliding Door, New window in loft, new railing on main floor balcony. This luxurious home is located in the beautiful and perfectly located master-planned community of Carrington. This stunning home offers over 4700 sq.ft. of premium living space. Enjoy 5 beds, 5 baths and a finished walk-out basement backing onto the pond. No neighbours directly behind you, just the beautiful, peaceful water and a walking/bike path. Upon entering this home, you are greeted with a beautiful front vestibule with framed-glass french doors. The main floor ceramic tile floor is an absolute "must-see". It's beyond gorgeous. The mud room off of the garage is not only especially convenient, it has a walk-in closet for extra storage space! The super-gourmet kitchen is any Chef's dream, boasting an over-sized island which is perfect for entertaining, and a Butler/Spice kitchen complete with a gas range and oven, a chef's wooden prep block, and lots of shelving/storage space. Enjoy the open-concept gigantic kitchen/living room area with oversized windows to allow in an abundance of natural light, a wall-inserted gas fireplace and a glass sliding door leading to an attached deck overlooking the pond. You will absolutely love the main floor office with gorgeous glass-enclosed sliding barn doors! Follow the luxurious bannister upstairs to find real hardwood floors, an abundantly sized



comfortable Loft, three good-sized bedrooms, each having it's own walk-in closet, double doors opening to a large primary bedroom and luxurious en-suite bathroom, with his and hers separate counters, SEPARATE walk-in closets, a large soaker tub and a large glass-enclosed shower. Topping it off, enjoy the upper floor Laundry room which has a laundry sink, lot's of counter space, storage shelves and gorgeous white ceramic floor tiles. Next, head downstairs to the lowest level to find a superb, fully finished walk-out basement. You'll be amazed with the movie-theatre room, the glass enclosed private workout/gym room, a wet bar with sink, counter & cupboards, a full sized refrigerator/freezer, and a custom-made glass-enclosed, back-lit, wine display that will most definitely impress your guests! The large oversized windows allow in an abundance of natural light into the basement and massive recreation/living area. The basement also has a 5th bedroom and full sized bathroom! For the garage, we have a special surprise! The original builders plan was for a triple garage to be built, however, the current (and only) Owners chose instead to go with an OVERSIZED double attached garage. Additionally, the Owners added a super convenient Dog-Wash for the pet-lover(s) in your family, a gas garage heater for those extra chilly winter days, and a huge wood shelving / mezzanine for loads of extra storage space. This is your rare opportunity to own a sophisticated, elegant, ultra modern home in a master-planned community close to all highways and amenities.

Built in 2017

### **Essential Information**

MLS® #	A2210406
Price	\$1,468,888
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,328
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	205 Carringvue Manor Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized
# of Garages	2
Waterfront	Pond

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, French Door, Kitchen Island, Recreation Facilities, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Range, Gas Stove, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      BBQ gas line, Private Yard  
Lot Description        Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, No  
                                 Neighbours Behind  
Roof                        Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market         72  
Zoning                      R1

**Listing Details**

Listing Office             Stonemere Real Estate Solutions

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