

# **\$819,900 - 277 Carringvue Manor Nw, Calgary**

MLS® #A2213382

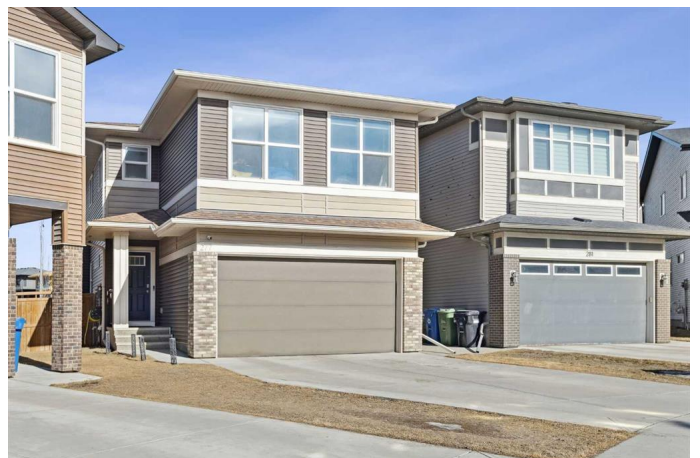
**\$819,900**

3 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

Welcome to this wonderful family home in Carrington! There is tremendous value in this meticulously cared for, one owner home. This 2 storey, 3 bedroom home feels brand new, and with nearly 2800sqft of developed living space there is plenty of room to stretch out and make yourself comfortable. Beautifully positioned on a large pie lot this home has exceptional outdoor space to soak up those warm Calgary summer days. The massive two level deck is perfect for outdoor entertaining and with the low maintenance landscaping you can truly just enjoy being outside. The kitchen features many upgrades including Gas Cook top, stainless steal hood fan, built in Microwave, Built in wall oven, Wood cabinetry and beautiful quartz counters. The main floor features 9 foot ceilings, with an open floor plan that allows for comfortable living and effortless entertaining. Built in cabinetry, in the dining area and bonus room, showcase the upscale features of this home. The upper floor is perfect for the family to relax in peace with a large bonus room filled with immense natural light from the oversized windows. The primary bedroom is large, with a walk in closet and lovely 5 piece ensuite bathroom. Completing this fantastic 2nd storey are 2 more large bedrooms and convenient laundry room. The basement has been fully finished and features are 4 piece bathroom and huge open space full of possibilities. Just some of the many features of this home are Central AC and a water softener. The exterior of this property



features upgraded high impact shingles on the roof and some brand new siding. This home is move in ready and sure to make any family truly happy for years to come. Set up your private tour today.

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213382    |
| Price          | \$819,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,085       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 277 Carringvue Manor Nw |
| Subdivision | Carrington              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0W3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Bar |
|-------------------|----------------------------------------------------------------------------------|

|                 |                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                               |
| Cooling         | None                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                     |
| Fireplaces      | Gas, Living Room                                                                                                                      |
| Has Basement    | Yes                                                                                                                                   |
| Basement        | Finished, Full                                                                                                                        |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard               |
| Lot Description   | Back Yard, Pie Shaped Lot, Irregular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Wood Frame                               |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 5                |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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