

**277 Carringvue Manor NW**  
**Calgary, Alberta**

**MLS # A2213382**



**\$808,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

**NEW PRICE! REMARKABLE VALUE!!!! HUGE PIE LOT!** 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. All the appliances are upgraded and rated energy efficient models. This home is also a silver certified energy efficient home with an overall rating of 87. 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.