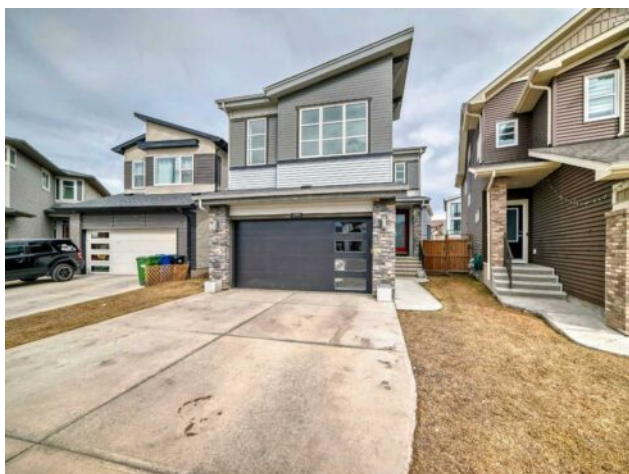


**289 Carringvue Manor NW**  
**Calgary, Alberta**

**MLS # A2209962**



**\$819,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,241 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Soaring ceilings in airy open-to-above floorplan, on a large pie lot! Welcome to this exquisite 2,241 sq.ft family home, built by Homes By Avi, nestled in Calgary's sought-after Carrington neighborhood. This home sits on a desirable pie-shaped lot with a huge backyard space. The picture of modern elegance and functional design, this thoughtfully designed home offers space, style, and convenience. Step inside to discover an open-concept main floor with tons of natural light, featuring double height ceilings with a dramatic open-to-above great room. The kitchen is a chef's dream featuring a large quartz island, stunning arabesque glass backsplash, upgraded stainless steel appliances, touchless faucet, built-in-microwave, and garburator. The open concept dining area is perfect for hosting. In the great room, an elegant fireplace soars to the ceiling, a striking focal point. The main floor also includes a spacious office with double doors, stylish half bath, and large mudroom with a custom bench. Upgraded metal railings to the second floor and basement give an open, airy feel. Upstairs, you'll find three bedrooms, a versatile bonus room, and an upgraded laundry room offering direct access from the walk-through closet. The en-suite is a luxurious retreat, with quartz countertops, a glass shower, a double vanity, and a spacious soaker tub. Convenience is at your fingertips with extensive smart-home features, including motorized blinds in the great room, doorbell camera, and smart switches. Built-in speakers are featured in the living room, en-suite and den, ready for a zoned sound system. The backyard is perfect for outdoor living, featuring a 14x16 foot composite deck with glass railings and a stone pathway leading to the front yard. Recent exterior upgrades include replacements by the reputable Epic Roofing, including a new high-impact resistant roof with upgraded shingles,

siding replacement, a brand-new garage door, and all new eaves and downspouts. Conveniently located near Stoney Trail and Deerfoot, this home offers easy access to major routes around Calgary, making it the perfect blend of comfort, convenience, and modern living.