

# **\$795,000 - 277 Carringvue Manor Nw, Calgary**

MLS® #A2222644

**\$795,000**

3 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

**TREMENDOUS 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 steel 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.

Built in 2018

### **Essential Information**

MLS® #	A2222644
Price	\$795,000
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	Bar, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters
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	May 20th, 2025
Days on Market	4
Zoning	R-G

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.