\$879,000 - 314 Carringvue Manor Nw, Calgary

MLS® #A2237545

\$879,000

4 Bedroom, 4.00 Bathroom, 2,252 sqft Residential on 0.09 Acres

Carrington, Calgary, Alberta

"OPEN HOUSE: July 27, 2025 2:00-4:00 PM" Walkout Basement | 9' Ceilings on Main | 8' Door Frame on Main | Low-Maintenance Landscaping | Air Conditioning | Oversized Deck Discover this stunning home in the sought-after community of Carrington, offering nearly 3,193 sq ft of finished living space (2,252 sq ft above grade). The modern design combines seamlessly with a highly functional layout, featuring 4 bedrooms and 3.5 bathrooms.

Upgrades include 9' ceilings on the main floor, hardwood flooring, quartz countertops, and an open-concept layout. The chef-inspired kitchen comes equipped with a gas cooktop, stainless steel appliances, and an abundance of counter space and storage.

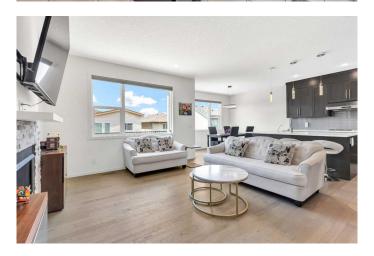
Additional main floor highlights include a private office, a walk-through pantry, a 2-piece bathroom, and a mudroom with custom cabinetry and benches, conveniently located off the double garage.

Upstairs, the spacious primary suite features a luxurious 5-piece ensuite with a large soaker tub. A bonus room separates the primary from the other two bedrooms for added privacy, and a full laundry room and an additional 4-piece bathroom complete the upper level.

The fully finished walkout basement (west-facing for maximum sunlight) is bright and welcomingâ€"ideal for multigenerational living or income helper. It includes a kitchen, dining area, 3-piece bath, in-floor heating, a







cozy fireplace, a second laundry room, and a private entrance.

The low-maintenance landscaped backyard can easily be converted back to natural grass if desired.

Built in 2017

Essential Information

MLS® # A2237545 Price \$879,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,252 Acres 0.09 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 314 Carringvue Manor Nw

Subdivision Carrington
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0W4

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Range Hood,

Refrigerator, Washer/Dryer, Gas Cooktop

Forced Air Heating Cooling Central Air

Fireplace Yes # of Fireplaces 2 Fireplaces Gas

Yes Basement Finished, Full, Walk-Out

Exterior

Has Basement

Exterior Features Other, Private Yard

Lot Description Level, Low Maintenance Landscape, Standard Shaped Lot

Roof Asphalt Shingle

Brick, Vinyl Siding, Wood Frame Construction

Foundation **Poured Concrete**

Additional Information

Date Listed July 24th, 2025

Days on Market 3

R-G Zoning

Listing Details

Listing Office Top Producer Realty and Property Management

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