

# \$757,500 - 277 Carringvue Manor Nw, Calgary

MLS® #A2222644

## \$757,500

3 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

**TREMENDOUS VALUE!!! Amazing NEW PRICE!!! HUGE PIE LOT!!! AIR CONDITIONING!!! Triple Pain Windows!!!**

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 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.

Built in 2018

### **Essential Information**

MLS® #	A2222644
Price	\$757,500
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, Irregular Lot, Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 20th, 2025

Days on Market 29

Zoning R-G

## Listing Details

Listing Office CIR Realty

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