

**105 CARRINGVUE Manor, Calgary T3P 0W2**

MLS®#: **A2157219** Area: **Carrington** Listing Date: **08/14/24** List Price: **\$1,185,000**  
 Status: **Active** County: **Calgary** Change: **-\$64k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2020** Abv Sqft: **2,586**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,510 sqft** Ttl Sqft: **2,586**  
 Lot Shape:

DOM

**35**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Lake,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Insulated**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **Stucco**  
 Flooring: **Carpet,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Electric Cooktop,Gas Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 3`1"</b>	<b>Den</b>	<b>Main</b>	<b>7`2" x 8`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 8`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>11`2" x 7`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 12`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 18`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`10" x 9`3"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>6`7" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`0" x 5`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>16`2" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`4"</b>

Family Room  
 Bedroom - Primary  
 4pc Bathroom  
 Kitchen  
 Furnace/Utility Room

Upper  
 Upper  
 Basement  
 Basement  
 Basement

21`2" x 17`7"  
 14`8" x 14`8"  
 10`0" x 5`1"  
 10`4" x 8`10"  
 13`2" x 6`10"

Laundry  
 Walk-In Closet  
 Bedroom  
 Game Room

Upper  
 Upper  
 Basement  
 Basement

11`1" x 6`1"  
 12`2" x 6`5"  
 10`1" x 11`9"  
 25`9" x 18`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1612898**

Zoning:  
**R-1s**

Remarks

Pub Rmks: **Experience the pinnacle of luxury living in this meticulously designed 4-bedroom + Den, 3.5-bathroom, east-facing home, where every detail has been thoughtfully curated for an unmatched living experience. Nestled on a tranquil lakefront lot with no rear neighbors, this residence offers breathtaking views from the expansive main deck, perfect for year-round enjoyment of nature's beauty. Imagine savoring stunning sunsets, gazing at the northern lights, or moon-watching in this picturesque and serene setting. The fully finished walkout basement, featuring 9-foot ceilings, includes an illegal suite that can be rented out or used for Airbnb, offering versatile living options. The fenced backyard adds to the privacy and charm. As you step inside, the 11-foot feature ceilings will captivate you, enhancing the sense of space and allowing natural light to flood the home throughout the year. The gourmet kitchen, complete with a spice kitchen, seamlessly blends modern elegance with functionality, offering ample counter space, full-height cabinetry, and marble countertops—a culinary enthusiast's dream. The main floor boasts elegant hardwood flooring, while the upper level is finished with durable vinyl. The exterior is adorned with stylish stucco, and the basement walkout features stamped concrete. Thoughtfully placed pot lights throughout the home add a touch of warmth and sophistication, complemented by permanent custom outdoor LED lighting. Upstairs, a spacious bonus area awaits, along with three well-appointed bedrooms and a conveniently located laundry room. The luxurious primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite with his-and-hers sinks, a lavish shower, a jetted tub, a walk-in shower with a bench, a makeup vanity, and a generously sized walk-in closet with built-in cabinets. Two additional bedrooms, each with large closets, complete the upper level. The front double-car garage is insulated and drywalled, with epoxy flooring that offers both convenience and protection for your vehicles. This home is the epitome of luxury and functionality, situated close to the future LRT station. Don't miss the opportunity to own a residence of this caliber. Schedule your private tour today!**

Inclusions:  
 Property Listed By: **Basement refrigerator, Basement range hood.  
 eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











