



THE
A-TEAM

**RE/MAX
FIRST**

185 CARRINGVUE Manor, Calgary T3P0W2

MLS®#: **A2191305** Area: **Carrington** Listing Date: **01/30/25** List Price: **\$1,249,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,274**
 Low Sqft:
 Ttl Sqft: **3,274**

DOM

3
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`6" x 10`3"
Den	Main	6`11" x 11`6"
Bedroom	Second	9`11" x 11`7"
Bedroom	Second	12`4" x 10`4"
4pc Bathroom	Third	4`11" x 9`4"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom	Second	9`9" x 11`8"

Room	Level	Dimensions
Living Room	Main	27`1" x 26`6"
5pc Ensuite bath	Second	14`1" x 9`10"
Laundry	Second	6`5" x 11`7"
Bedroom	Third	15`7" x 12`10"
Foyer	Main	6`9" x 14`11"
Bedroom - Primary	Second	20`0" x 13`1"
5pc Bathroom	Second	5`3" x 11`8"

**Family Room
Loft**

**Second
Third**

**13`8" x 14`11"
13`0" x 17`9"**

4pc Ensuite bath

Second

4`11" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612898

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this contemporary custom built 3-storey home with in Carrington. Backing onto pond, this epitome of refined living enjoys 5 bedrooms, 4.5 bath, and a third level loft. Showcased by engineering hardwood and feature walls, you will embrace the pond view in its cozy great room with fireplace. For the gourmet in the family, behold the fully-loaded kitchen with its full-heights cabinet, granite countertop, gas range and stainless-steel appliances. The main floor also boasts an office and a den. On second level, you will discover the master ensuite with an opulent 5pcs ensuite with glass stand up shower and oversized soaker tub. The second ensuite is perfect for someone needing their own 4pc ensuite. The 2 other bedrooms share a 5 pcs bath which is connected to the laundry room with plenty of sunlight. The family room with the unobstructed pond view is where you can relax, play and enjoy baby tummy time. Heading up to the third level is where the dreams come true, you will find another bedroom with 4pc bath and the loft for you to read, play, observe the stars or use it as a man cave. The walkout level is unfinished waiting for your magic touch. Backyard is landscaped for you to enjoy the sun and has a private gate leading to the city pathway for you and your flurry buddy to enjoy the walk. The 2 A/C ensure you keep cool in the summer. Close proximity to shopping centres and stoney trail.

Inclusions:
Property Listed By:

**NA
Grand Realty**

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













