



**216 Carringvue Manor NW
Calgary, Alberta**

MLS # A2300168



\$899,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,580 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, two storey home in the sought-after community of Carrington. Ideally located just steps from a serene pond and scenic walking paths, this beautifully upgraded west-facing home offers exceptional comfort, style, and functionality for modern family living. Featuring low-maintenance landscaping with gravel sides and convenient access to the backyard from both sides. Step inside to a spacious tiled foyer with upgraded railings and enjoy 9' ceilings throughout the bright and open main floor. The heart of the home is the beautifully upgraded kitchen, showcasing full-height cabinetry, granite countertops, a stylish backsplash, and upgraded stainless steel appliances including a built-in oven, microwave, gas cooktop, chimney hood fan, and refrigerator. A large walk-through pantry adds both convenience and ample storage. The kitchen flows seamlessly into the sun-filled living and dining areas, perfect for entertaining. A main floor office provides the ideal space for working from home or a quiet study. Upstairs, you'll find a thoughtfully designed layout featuring a spacious bonus room with vaulted ceilings, four generously sized bedrooms, and the rare advantage of three full bathrooms. The home boasts two master bedrooms each with their own private ensuites, including the primary suite's luxurious 5-piece ensuite and large walk-in closet. A well-appointed laundry room with a built-in folding counter completes the upper level. The fully finished basement includes a legal suite with a separate side entrance, offering approximately 1,002 sq ft of additional living space. Complete with a full kitchen, living and dining areas, one bedroom, a 4-piece bathroom, in-suite laundry, and ample storage—this is an ideal mortgage helper or investment opportunity. Enjoy the large, fully fenced backyard with a deck and storage space, perfect for outdoor living and

entertaining. Additional features include central air conditioning (with dual controls for main and basement), wooden blinds throughout, and a whole home water filtration system for clean, quality water at every tap. Located close to major routes including 144 Ave, Centre Street, 14th Street, and Stoney Trail, this home offers excellent accessibility across the city.