



GRASSROOTS
REALTY GROUP

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**105 Carringvue Manor NW
Calgary, Alberta**

MLS # A2307301



\$998,888

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,550 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Interior Lot, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: Refrigerator (Basement), Electric-Stove (Basement), Hood-Fan(Basement), Electric Cooktop(Spice Kitchen), Washer (Basement), Dryer (Basement)

Watch the Video Virtual Tour SPICE KITCHEN, STUCCO EXTERIOR, BACKING ONTO POND, WALKOUT BASEMENT, ILLEGAL BASEMENT SUITE, SOLAR PANELS, GEMSTONE EXTERIOR LIGHTS, LUX WINDOWS, WRAPAAROUND DURADECK. Welcome to this exceptional estate home, built by Arcuri Homes and crafted with superior quality and attention to detail that truly set it apart. Built on a higher-grade specification, this home features premium upgrades rarely found, including Lux Windows, solar panels, and durable stucco siding. Perfectly positioned, backing onto a serene pond with a sunny west-facing backyard, this home offers breathtaking views and the ideal setting to enjoy evening sunsets and summer BBQs. The outdoor space is thoughtfully designed with concrete stairs, a stamped concrete patio, and a Duradek-finished deck conveniently located off the dining area. Inside, the home showcases hardwood flooring throughout the main floor, complemented by elegant 8-foot doors and 9-foot ceilings on both the main floor and in the basement, enhancing the sense of space and luxury. The chef-inspired kitchen is paired with a spice kitchen, perfect for heavy cooking while keeping your main kitchen pristine. The main floor also features a dedicated office/den, ideal for those who enjoy working from home. Upstairs, you'll find a generous bonus room along with three spacious bedrooms. The primary suite is a true retreat, offering breathtaking pond views, a luxurious 6-piece ensuite with his-and-her sinks, a custom standing shower, a standalone Jacuzzi tub, and a large walk-in closet. The two additional bedrooms are also generously sized, perfect for family living. Upper floor laundry adds everyday convenience, making household tasks effortless. Wake up to ever-changing scenic views from birds

chirping in the summer, to a beautiful frozen pond in winter, and vibrant fall colours, with even the chance to enjoy aurora lighting from your bedroom. The fully developed basement features an illegal suite complete with one bedroom and a separate laundry, making it ideal for extended family or potential rental use. The double-attached garage is fully finished with insulation, drywall, and epoxy flooring, while the extended driveway accommodates up to 3 additional vehicles, providing a total of 5-car parking. Additional highlights include Gemstone exterior lighting, adding both beauty and functionality year-round. The location is truly unbeatable—just 10–15 minutes to CrossIron Mills Mall, 12–15 minutes to Calgary International Airport, and close to Carrington Plaza for everyday shopping. Entertainment is just around the corner with Landmark Cinemas only 9 minutes away, and easy access to Stoney Trail (Calgary Ring Road) ensures seamless connectivity across the city. This stunning home perfectly blends luxury, functionality, breathtaking views, and an incredible location, making it a rare opportunity you don't want to miss. Call today to book your private viewing!