

**314 Carringvue Manor NW**  
**Calgary, Alberta**

**MLS # A2237545**



# \$879,000

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,252 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** Basement Washer/Dryer, Hood Fan

"OPEN HOUSE: July 27, 2025 2:00-4:00 PM" Walkout Basement | 'Ceilings on Main | 'Door Frame on Main | Low-Maintenance Landscaping | Air Conditioning | Oversized Deck Discover this stunning home in the sought-after community of Carrington, offering nearly 3,193 sq ft of finished living space (2,252 sq ft above grade). The modern design combines seamlessly with a highly functional layout, featuring 4 bedrooms and 3.5 bathrooms. Upgrades include 'ceilings on the main floor, hardwood flooring, quartz countertops, and an open-concept layout. The chef-inspired kitchen comes equipped with a gas cooktop, stainless steel appliances, and an abundance of counter space and storage. Additional main floor highlights include a private office, a walk-through pantry, a 2-piece bathroom, and a mudroom with custom cabinetry and benches, conveniently located off the double garage. Upstairs, the spacious primary suite features a luxurious 5-piece ensuite with a large soaker tub. A bonus room separates the primary from the other two bedrooms for added privacy, and a full laundry room and an additional 4-piece bathroom complete the upper level. The fully finished walkout basement (west-facing for maximum sunlight) is bright and welcoming—ideal for multigenerational living or income helper. It includes a kitchen, dining area, 3-piece bath, in-floor heating, a cozy fireplace, a second laundry room, and a private entrance. The low-maintenance landscaped backyard can easily be converted back to natural grass if desired.