



## 105 Carringvue Manor Calgary Alberta

\$1,249,000

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 l...

4pc Bathroom 10.00 Ft x 5.08 Ft

Bedroom 10.08 Ft x 11.75 Ft

Kitchen 10.33 Ft x 8.83 Ft

Recreational, Games room 25.75 Ft x 18.67 Ft

Furnace 13.17 Ft x 6.83 Ft

2pc Bathroom 7.17 Ft x 3.08 Ft

Living room 13.08 Ft x 18.67 Ft

Other 7.83 Ft x 9.25 Ft

Other 6.58 Ft x 8.58 Ft

4pc Bathroom 11.00 Ft x 5.50 Ft

5pc Bathroom 16.17 Ft x 11.50 Ft

Bedroom 11.17 Ft x 9.92 Ft

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Listing Presented By:



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**RE/MAX**  
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Den	7.17 Ft x 8.08 Ft	Bedroom	11.33 Ft x 10.33 Ft
Dining room	14.08 Ft x 8.25 Ft	Family room	21.17 Ft x 17.58 Ft
Foyer	11.17 Ft x 7.17 Ft	Laundry room	11.08 Ft x 6.08 Ft
Kitchen	14.08 Ft x 12.33 Ft		