



# 185 Carringvue Manor Calgary Alberta

\$1,198,800

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 suite with an opulent 5pcs ensuite with glass stand up shower and oversized soaker tub. The second suite 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. (id:6769)

5pc Bathroom 4.29 M x 3.00 M  
Bedroom 3.02 M x 3.53 M  
Laundry room 1.96 M x 3.53 M  
Bedroom 3.76 M x 3.15 M  
Primary Bedroom 6.10 M x 3.99 M  
Bedroom 2.97 M x 3.56 M  
5pc Bathroom 1.60 M x 3.56 M  
Family room 4.17 M x 4.55 M  
4pc Bathroom 1.50 M x 3.10 M

Bedroom 4.75 M x 3.91 M  
4pc Bathroom 1.50 M x 2.84 M  
Loft 3.96 M x 5.41 M  
Office 3.20 M x 3.12 M  
Living room 8.25 M x 8.08 M  
Den 2.11 M x 3.51 M  
Foyer 2.06 M x 4.55 M  
2pc Bathroom 1.52 M x 1.52 M

Listing Presented By:



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Grand Realty

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(CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net