



253 Carringvue Manor Calgary Alberta

\$849,000

Welcome to an unparalleled living experience in the beautiful community of Carrington. This exquisite 4-bedroom, 3.5-bath detached home with just over 3100sqft of living space, built by Homes by Avi, epitomizes luxury and sophistication, where modern living meets timeless elegance. As you enter, be captivated by the awe inspiring 20' Great Room, featuring floor-to-ceiling windows that bathe the space in natural light and a stunning floor-to-ceiling brick fireplace, creating a warm and inviting ambiance. The heart of the home, the exquisite kitchen, boasts an expansive island crowned with gleaming quartz countertops with eating bar, perfect for entertaining guests or casual dining. Stylish pendant lighting above the island adds a touch of contemporary flair, while the adjacent dining space ensures an ideal setting for social gatherings and culinary adventures. Equipped with top-of-the-line stainless steel appliances, including a French door refrigerator, built in oven and microwave, gas range, and range hood, the kitchen is a chef's dream. A walk-through pantry seamlessly connects to a mudroom, providing a direct path from the attached double garage to the kitchen, making grocery hauls effortless. Adjacent to the front foyer, an open office space offers a perfect sanctuary for productivity and creativity. Make your way to the second level, where luxury awaits. The private Master Bedroom, situated at the back end of the home, is a serene retreat with a generous window, inviting natural light. The opulent 5-piece ensuite features dual vanities, a full-length mirror, a glass-encased shower, and a deep soaker tub, all leading to an expansive walk-in closet with direct access to the laundry room, complete with a front-load washer and dryer. Secondary bedrooms are thoughtfully placed on opposite sides of the hallway, just steps away from a 4-piece bathroom. The bonus room...

Recreational, Games room 3.55 M x 6.39 M

Exercise room 3.67 M x 4.49 M

Bedroom 2.99 M x 3.04 M

Furnace 4.08 M x 3.82 M

4pc Bathroom 2.76 M x 1.49 M

Kitchen 3.92 M x 4.52 M

Office 3.40 M x 2.62 M

Foyer 2.72 M x 3.28 M

Primary Bedroom 3.84 M x 4.97 M

Other 2.91 M x 1.51 M

5pc Bathroom 2.65 M x 2.81 M

Laundry room 2.83 M x 1.58 M

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Dining room 3.92 M x 2.72 M
Living room 3.66 M x 4.69 M
Other 2.20 M x 3.38 M
2pc Bathroom 2.09 M x .85 M

Bedroom 3.30 M x 3.73 M
Bedroom 2.90 M x 3.02 M
4pc Bathroom 1.49 M x 2.65 M