



THE
A-TEAM

**RE/MAX
FIRST**

43 CARRINGWOOD Manor, Calgary T3P 2A8

MLS® #: **A2123207**

Area: **Carrington**

Listing Date: **04/17/24**

List Price: **\$594,998**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2024

Lot Information

Finished Floor Area

Abv Sqft:

1,511

Low Sqft:

Ttl Sqft:

1,511

Lot Sz Ar:

1,657 sqft

Lot Shape:

DOM

32

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,Quartz Counters,See Remarks

Utilities:

Room Information

Room

2pc Bathroom

4pc Ensuite bath

Kitchen

Bedroom - Primary

Bonus Room

Bedroom

Level

Main

Second

Main

Upper

Upper

Upper

Dimensions

0`0" x 0`0"

12`10" x 10`5"

15`2" x 13`11"

17`9" x 13`3"

9`6" x 9`3"

Room

4pc Bathroom

Living Room

Dining Room

Laundry

Bedroom

Level

Second

Main

Main

Upper

Upper

Dimensions

18`10" x 9`4"

11`9" x 9`4"

5`3" x 6`6"

13`0" x 9`3"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

DC

Legal Desc:

2310577

Remarks

Pub Rmks:

*****Home Sweet Home!!!. Over 1500 sqft of living space with NO Condo FEE, Brand New 2024 Move-In Ready !! an amazing Family Friendly home perfectly located on a quite street close to Shops and Major highways such as the Ring Road for easy access which will take you 20 to 30 Minutes to go West or East of Calgary. The home welcomes you with a descent size front porch that leads you to the entrance of the beautiful home with a foyer leads you to a huge Dining area for large gatherings. The open concept layout gives it a warm feeling. The stunning Kitchen with Raised Modern Cabinets with Crown Molding and Quartz countertop and upgraded Luxury Vinyl plank through out the main floor it gives it a 5-star appearance .it also features a cozy Living room is perfect for a large family. The upper floor features a South facing Two bedrooms with 4 PC Bathroom and massive size Master bedroom with 4 PC En Suite. The upper level also Boosts a huge Bonus/Family/ Rec Room and an upper floor good Size laundry room for your absolute convenience. The basement is waiting for you to add additional living space. Don't forget your Attached double car garage to make this home is yours. Book your showing today before its gone!!!**

Inclusions:

N/A

Property Listed By:

RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











