

## 43 CARRINGWOOD Manor, Calgary T3P 2A8

MLS®#:	A2123207	Area:	Carrington	Listing <b>04/17/2</b> Date:	4 List Price: <b>\$594,998</b>	
Status:	Pending	County:	Calgary	Change: - <b>\$5k, 0</b> 8	B-May Association: Fort McMurra	у
				General Information		DOM
	1			Prop Type:	Residential	32

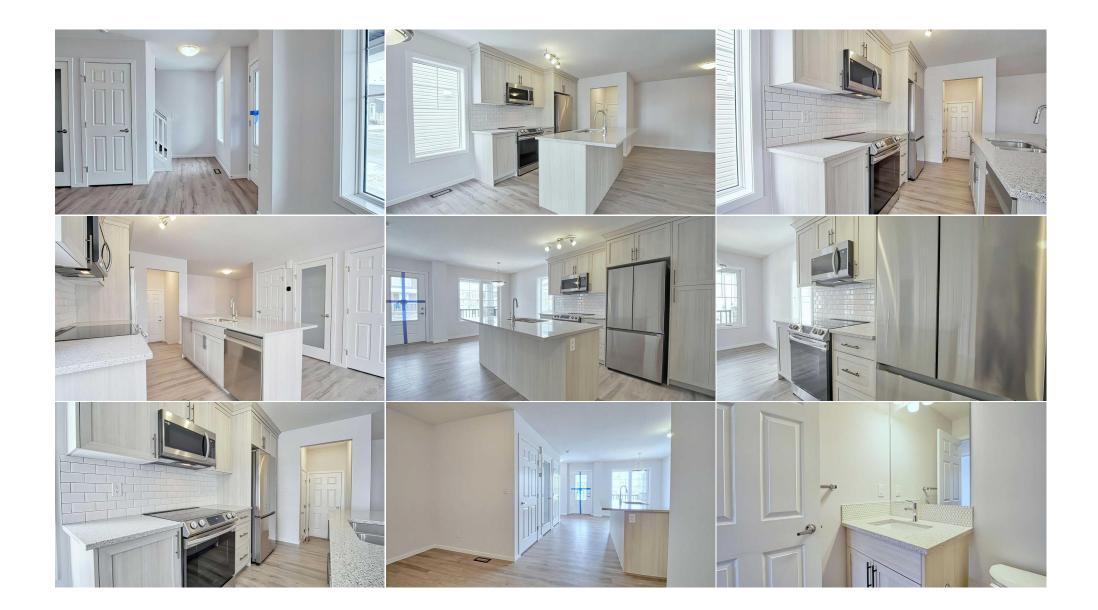


<b>32</b> Layout Beds: Baths: Style:	3 (3 ) 2.5 (2 1) 2 Storey
Beds: Baths:	2.5 (2 1)
Style:	2 Storey
<u>Parking</u>	
Ttl Park:	2
Garage Sz:	2
	Ttl Park:

Roof:	Asphalt Shing	le		Construction:	Construction:					
Heating:	Forced Air,Na	tural Gas		Vinyl Siding,Wood Fran	Vinyl Siding,Wood Frame					
Sewer:				Flooring:						
Ext Feat:	Other			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									
<u>Room</u>		Level	<b>Dimensions</b>	<u>Room</u>	Level	<u>Dimensions</u>				
2pc Bathroom		Main	0`0" x 0`0"	4pc Bathroom	Second					
4pc Ensuite bath		Second		Living Room	Main	18`10" x 9`4"				
Kitchen		Main	12`10" x 10`5"	Dining Room	Main	11`9" x 9`4"				
Bedroom - Primary		Upper	15`2" x 13`11"	Laundry	Upper	5`3" x 6`6"				
Bonus Room		Upper	17`9" x 13`3"	Bedroom	Upper	13`0" x 9`3"				
Bedroom		Upper	9`6" x 9`3"							
				Legal/Tax/Financial						
Title:			Zoning:							
Fee Simple			DC							

Legal Desc:	2310577
	Remarks
Pub Rmks: Inclusions: Property Listed By:	***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!!! N/A RE/MAX Realty Professionals

















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