



THE
A-TEAM

**RE/MAX
FIRST**

139 CARMEL Close, Calgary T1Y 6Z4

MLS®#: **A2124692**

Area: **Monterey Park**

Listing Date: **04/21/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar: **2,756 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,560**
Low Sqft:
Ttl Sqft: **1,560**

DOM

28

Layout

Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Playground,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`10" x 9`6"
Pantry	Main	3`8" x 4`3"
2pc Ensuite bath	Upper	6`10" x 2`11"
4pc Bathroom	Upper	5`0" x 7`6"
Bedroom	Upper	8`6" x 11`10"
Bonus Room	Lower	8`5" x 7`1"
Game Room	Basement	17`11" x 18`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`2" x 12`3"
Living Room	Main	12`9" x 12`1"
Bedroom	Upper	8`6" x 9`7"
Bedroom - Primary	Upper	10`3" x 11`10"
2pc Bathroom	Lower	3`7" x 8`3"
Family Room	Lower	19`1" x 19`4"
Laundry	Basement	7`3" x 7`5"

Other Bedroom	Basement Basement	7`8" x 18`9" 10`1" x 14`4"	4pc Bathroom	Basement	5`0" x 7`11"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-C2			
Legal Desc:		9311693		Remarks	
Pub Rmks:		Well kept 4-level split with total 4 bedroom 2 full and 2 half bath comes in Monterey Park. Main Floor Has Family room, Kitchen with Granite countertops and dinning Area. Upper floor offers Master bedroom with 2-pc Bath, Other 2 good size bedroom and 4-pc common bath. 3rd level is walkout with huge family room with gas fireplace and 2-pc bath. Fully finished basement with one Bedroom and full Bath. close to school, public transportation and other amenities. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today!			
Inclusions:		None			
Property Listed By:		URBAN-REALTY.ca			

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











