



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**306 CARRINGVUE Manor, Calgary T3P 0W3**

MLS® #: **A2145670**      Area: **Carrington**      Listing Date: **06/29/24**      List Price: **\$799,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **3,648 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,095**  
 Low Sqft:  
 Ttl Sqft: **2,095**

DOM  
**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat: **Other  
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Asphalt, Concrete**  
 Heating: **Forced Air**      Flooring: **Carpet, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **High Ceilings, Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`7" x 16`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 9`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>16`8" x 6`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 7`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`11" x 13`3"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**1612898**

**R-1N**

Remarks

Pub Rmks:

**There is over 2095 sqft of living space in this excellent bright family home. This home located in a quiet neighborhood, shopping center- No Frills close by, quick access to Stony Trail. The main floor has open concept living room, fire place and high ceiling, modern style kitchen design with quartz countertops, gas cooktop, build in microwave and oven, ss appliance, and large pantry can storage lots of food items. Upstairs discover a generous size bonus room with additional two bedrooms, and spacious laundry room. These master bedrooms boast a 5 pieces ensuite with double sink vanity, glass shower, toilet, corner soaker tub. Walkout basement is unfinished, waiting for your design. Great home can be live up and rent down. This house has everything you need, do not miss it.**

Inclusions:

**n/a**

Property Listed By:

**Homecare Realty Ltd.**

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









