



THE
A-TEAM

**RE/MAX
FIRST**

717 CARRINGTON Boulevard, Calgary T3P 0C7

MLS® #: **A2154504**

Area: **Carrington**

Listing Date: **08/01/24**

List Price: **\$604,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **207 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Parking Pad**

DOM

48
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 11`8"	Kitchen	Main	13`3" x 12`5"
Dining Room	Main	13`2" x 9`11"	2pc Bathroom	Main	
Bedroom - Primary	Second	13`0" x 12`1"	4pc Ensuite bath	Second	
Bedroom	Second	9`11" x 9`2"	Bedroom	Second	14`7" x 9`8"
4pc Bathroom	Second		Laundry	Second	0`0" x 0`0"

Title:		Zoning:	
Fee Simple		M-G	
Legal Desc:	2311725		
			Remarks

Pub Rmks: **TRUMAN Street Town in the sought after community of Carrington South with easy access to Stoney Trail, nearby Playgrounds, Pathways, and Shopping.. Step inside this 3 Bedroom Open Concept plan featuring a Bright Chef's Kitchen with Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Stainless Steel Appliance package opening to the Dining area and Great Room. The Main Floor features 9' Ceilings, LVP Flooring, 2 piece Bathroom, Entrance and Mudroom. Step upstairs to the Primary Suite with highlights such as a 4 piece ensuite and Walk in Closet. The Upper Floor features 2 additional Bedrooms, Full Bathroom and Laundry area. The unfinished Walk Out Basement awaits your personal touch. This bright and airy home is move in ready. *Photo Gallery of Similar Unit***

Inclusions: n/a
Property Listed By: **RE/MAX Real Estate (Central)**

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