

**133 CARRINGVUE Park, Calgary T3P 1L1**

MLS® #: **A2156233** Area: **Carrington** Listing Date: **08/21/24** List Price: **\$599,999**  
 Status: **Active** County: **Calgary** Change: **-\$9k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,820 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Low Maintenance Landscape,See Remarks**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,426**  
 Low Sqft:  
 Ttl Sqft: **1,426**

DOM

**29**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room             | Level  | Dimensions    | Room              | Level  | Dimensions    |
|------------------|--------|---------------|-------------------|--------|---------------|
| Living Room      | Main   | 10`4" x 12`5" | Dining Room       | Main   | 8`4" x 12`5"  |
| Kitchen          | Main   | 14`6" x 12`8" | Foyer             | Main   | 7`9" x 17`8"  |
| 2pc Bathroom     | Main   | 2`11" x 7`5"  | Bedroom - Primary | Second | 10`4" x 13`6" |
| Bedroom          | Second | 9`3" x 14`7"  | Bedroom           | Second | 9`0" x 10`10" |
| 4pc Ensuite bath | Second | 5`5" x 9`10"  | 4pc Bathroom      | Second | 4`7" x 11`2"  |
| Hall             | Second | 5`2" x 17`8"  | Laundry           | Second | 7`11" x 4`4"  |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-2**

Legal Desc:

1810875

Remarks

Pub Rmks:

**Stylish semi-detached home in the peaceful community of Carrington would sing the praises of its owners, It is lovingly upgraded, clean, and well-kept throughout., it provides a brilliant lifestyle for creating memories for kids and family, intelligent design, finished in neutral grey, pleasing paint colour, accentuated with white trim, lovely laminate flooring, and an oversize driveway, you will love it. The main floor features will delight you, 9-ft ceilings, a living/dining room with a large window and patio door that brings natural sunlight into the whole space, kitchen cabinets with crown molding, fashionable tile backsplash, roomy pantry, and a half bath. A delightful design continues upstairs with a Master Bedroom serviced by a large walk-in closet, a 4 pcs ensuite with soaker tub shower, two additional bedrooms, a conveniently located 4-pcs bathroom, and a laundry room. The unfinished basement with painted flooring throughout and rough-ins for future baths awaits your professional touch. Entertaining is easy on the rear deck and kids can play all day long in the stylish, well-leveled, fully landscaped & fenced backyard. Peace of mind for a growing family, all this stunning home needs is you! It would be my absolute pleasure to give you a tour! Please checkout the virtual tour of this beautiful home.**

Inclusions:

NA

Property Listed By:

CIR Realty

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









