

**17 CARRINGVUE Link, Calgary T3P 1K7**

MLS®#: **A2167801** Area: **Carrington** Listing **09/23/24** List Price: **\$589,000**  
 Status: **Pending** County: **Calgary** Change: **-\$9k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,195 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,456**  
 Low Sqft:  
 Ttl Sqft: **1,456**

DOM

**25**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Level**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 10`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 17`4"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>9`4" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 6`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 12`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 13`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 13`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`5" x 16`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`1" x 16`3"</b>
<b>Other</b>	<b>Basement</b>	<b>8`3" x 4`11"</b>			

Title: **Fee Simple**  
Legal Desc: **1810875**  
Zoning: **R-2M**

Remarks

Pub Rmks: **NO CONDO FEES | 4 BEDROOMS | ENSUITE | DOUBLE GARAGE | FINISHED BASEMENT | SOUTH FACING BACKYARD | As you walk into the spacious entry, you will notice the the natural sunlight that flows through the main floor. The large family room and dining area are warm and welcoming while leading to your peninsula kitchen with loads of counter space, stainless steel appliances, pantry, and large quartz island. The open concept main floor finishes with a powder and mud room tucked off the back leading towards your private deck, back yard. Moving upstairs you'll be greeted by the large primary bedroom and spa inspired en-suite to start your day off right. Not to be left out is the full-size walk-in closet. Moving towards the 2 large secondary bedrooms, both with oversized closets, is your upstairs laundry including storage and another full 4pc bath. The fully finished basement is a rare find and exceptionally well designed and built by Homes by Avi. As you enter, the large entertainment area welcomes and leads you to the 4th bathroom rough in, 4th bedroom and healthy storage area! The landscaped backyard provides immense space and the privacy you deserve, with an appropriately sized deck to maximize the space. Set in the highly sought after Carrington neighborhood, with 2 parks, another on the way and the future school site just around the corner. Living here you're just minutes to major traffic arteries, 5 minutes to Vivo for Healthier Generations, 10 minutes to Cross Iron Mills, 15 minutes to the Calgary International Airport, 20 minutes to Downtown Calgary. Insurance claim started for the hail damage. Contact your favorite Realtor to view this home!**

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

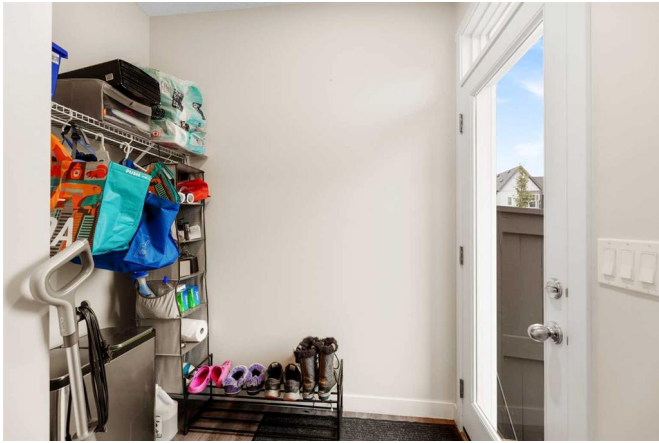
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













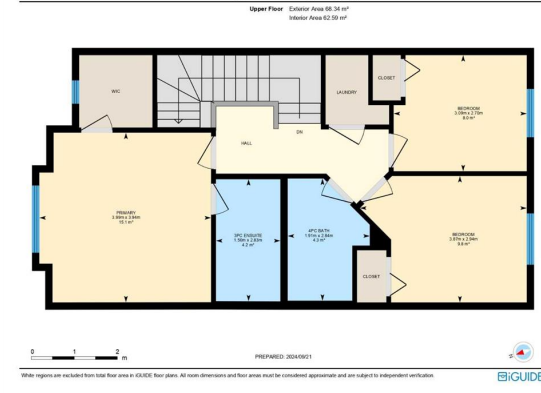




17 Carringvue Link NW, Calgary, AB



17 Carringvue Link NW, Calgary, AB



17 Carringvue Link NW, Calgary, AB

