



THE
A-TEAM

**RE/MAX
FIRST**

44 CARRINGVUE Passage, Calgary T3P 2G5

MLS®#: **A2169196** Area: **Carrington** Listing Date: **09/27/24** List Price: **\$749,900**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,401 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,996**
 Low Sqft:
 Ttl Sqft: **1,996**

DOM
56
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Level,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Electric,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Smart Home,Tankless Hot Water,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 15`9"
Kitchen	Main	11`7" x 10`0"
Bedroom	Second	10`9" x 9`11"
Bonus Room	Second	12`0" x 13`1"
5pc Ensuite bath	Second	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`0" x 11`8"
Bedroom - Primary	Second	13`7" x 11`11"
Bedroom	Second	22`2" x 15`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311725

Remarks

Pub Rmks:

Best priced home in the area with double attached garage!! Priced to sell! Welcome to your new home in the vibrant and sought-after community of Carrington! This exquisite brand-new two-storey residence, which has never been lived in, showcases modern, sleek finishes that cater to today's discerning buyer. Upon entering, you'll be greeted by a bright and open layout that seamlessly combines elegance and functionality. The main floor features beautiful hardwood flooring that flows throughout, creating a warm and inviting atmosphere. The living area is perfect for family gatherings or entertaining guests, while large windows fill the space with natural light. The heart of the home is the gourmet kitchen, equipped with top-of-the-line built-in appliances, stunning quartz countertops, and full-height cabinets. The dual-tone cabinetry adds a stylish contrast, making this kitchen a true centerpiece for culinary creativity. Adjacent to the kitchen, the dining area provides ample space for family dinners and special occasions. Upstairs, you'll find three generously sized bedrooms, each designed with comfort in mind. The master suite is a serene retreat, complete with a luxurious ensuite bathroom featuring elegant finishes and fixtures. The additional bedrooms are perfect for family members or guests and are serviced by a well-appointed second bathroom. The bonus room offers versatile space that can be used as a home office, playroom, or entertainment area, giving you endless possibilities to tailor the home to your lifestyle. This property also boasts numerous upgrades, including stylish tile in the bathrooms and modern knock-down ceilings throughout. A separate side entrance leads you to a spacious 9' basement, ready for your creative ideas. With rough-in plumbing for a future bathroom, this space is primed for customization, whether you envision an additional living area, or more bedrooms. As an added benefit, this home comes with a builder warranty and a new home warranty, providing you with peace of mind for years to come. Conveniently located near a shopping plaza and with easy access to Stoney Trail, this property offers the perfect blend of luxury and practicality. Don't miss your opportunity to own this remarkable home in Carrington! Call today to schedule your private viewing before it's gone!

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

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











