



THE
A-TEAM

**RE/MAX
FIRST**

92 CARRINGVUE Way, Calgary T3P1K7

MLS®#: **A2178396** Area: **Carrington** Listing Date: **11/09/24** List Price: **\$519,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **1,808 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Finished Floor Area
 Abv Sqft: **1,126**
 Low Sqft:
 Ttl Sqft: **1,126**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	4`0" x 4`0"	Living Room	Main	20`3" x 11`1"
Kitchen	Main	13`2" x 9`5"	Pantry	Main	2`0" x 1`0"
Dining Room	Main	5`0" x 4`0"	2pc Bathroom	Main	5`2" x 5`0"
Mud Room	Main	5`7" x 4`7"	Bedroom - Primary	Upper	12`10" x 11`7"
Walk-In Closet	Upper	9`11" x 3`2"	3pc Ensuite bath	Upper	8`3" x 4`11"
Bedroom	Upper	11`7" x 9`11"	4pc Bathroom	Upper	8`3" x 4`11"

Laundry
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

3`5" x 3`2"
14`10" x 9`7"
8`5" x 8`3"

Family Room
4pc Bathroom
Storage

Legal/Tax/Financial

Basement
Basement
Basement

14`10" x 9`7"
4`6" x 4`11"
10`0" x 3`0"

Title:
Fee Simple
Legal Desc:

1810875

Zoning:
M-G

Remarks

Pub Rmks:

Welcome to 92 Carringvue Way NW, a beautifully designed townhome with no condo fees in the vibrant Carrington community. This charming two-story home greets you with a welcoming front porch, setting the stage for the warmth and style that lie within. Step inside to an open-concept main floor with soaring 9-foot ceilings, where the spacious kitchen, dining, and living areas flow seamlessly, creating the perfect space for both everyday living and entertaining. The modern kitchen features sleek cabinetry and stainless steel appliances, blending function and style in an inviting, light-filled space. On the upper level, a peaceful retreat awaits with two generously sized bedrooms, including a lovely primary suite. The primary bedroom offers a private 3-piece ensuite and a walk-in closet, making it a true sanctuary to unwind. The second bedroom is also spacious and conveniently located near a 4-piece bathroom, providing ideal accommodations for family or guests. A nearby laundry room on this floor enhances daily convenience and ease. The fully finished basement expands your living options, offering a cozy family room, an additional bedroom, and a full bathroom. This space is perfect for guests, a home office, or as a private retreat, providing flexibility to suit your lifestyle. Outside, enjoy the added benefit of your own backyard—a private outdoor space between the home and the detached single garage. This backyard area is perfect for relaxing, gardening, or hosting summer gatherings, and the detached garage provides secure parking and extra storage. Don't miss the chance to make this beautiful, no-condo-fee townhome your own. Schedule a private viewing today and experience the charm, comfort, and convenience that await you. Welcome home!

Inclusions:
Property Listed By:

None
Royal LePage Solutions

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











