



THE
A-TEAM

**RE/MAX
FIRST**

27 CARRINGVUE Drive, Calgary T3P 0W4

MLS®#: **A2178536** Area: **Carrington** Listing Date: **11/09/24** List Price: **\$599,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2017**
 Lot Information
 Lot Sz Ar: **2,637 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,548**
 Low Sqft:
 Ttl Sqft: **1,548**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`0"	Dining Room	Main	14`10" x 10`1"
Kitchen	Main	14`5" x 10`9"	Living Room	Main	13`5" x 17`5"
3pc Bathroom	Upper	9`3" x 4`11"	4pc Bathroom	Upper	9`2" x 4`11"
Bedroom	Upper	9`4" x 11`1"	Bedroom	Upper	9`5" x 11`1"
Bedroom - Primary	Upper	13`2" x 13`2"	Walk-In Closet	Upper	5`6" x 10`4"
Other	Lower	18`4" x 42`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612898

Zoning:
R-2M

Remarks

Pub Rmks:

Introducing this MAGNIFICENT duplex located in the highly desirable community of Carrington. This exceptional property offers a spacious and well-appointed living space, perfect for those seeking comfort and convenience. Kitchen upgrades include a large island with QUARTZ COUNTER TOP, ADDITIONAL KITCHEN LIGHTING, 42" UPPER CABINETS, CHIMNEY STYLE HOOD FAN, STAINLESS STEEL appliance, Lots of pan drawers. Spanning over 1500 sq ft above grade, this home presents an excellent open concept floor plan on the main floor with a good size kitchen , large kitchen Island, computer/work area, good size living room, nook and well located half bath. ALL NEW CARPET, NEW BATHROOM FLOORING , NEW PAINT JOB, NEW SHINGLES ON THE ROOF, NEW SIDING AROUND THE HOUSE. MOVE IN READY!!! The upper floor offers three good sized bedrooms and 2.5 baths. Each bedroom offers ample space for relaxation and privacy, making it ideal for families or hosting guests. The primary bedroom features its own HUGE WALK-IN CLOSET & ENSUITE; providing a serene retreat within the home. Step into the backyard and discover a tranquil oasis that has been meticulously designed for relaxation and entertainment. In the front, there is a nice porch for your evening relaxations. At the back, the deck provides the perfect setting for summer barbecues or simply unwinding . Parking will never be a concern with ample space available, including a dedicated DOUBLE CAR GARAGE providing convenience and protection, especially during the winter months. Situated in a desirable neighbourhood, this home offers close proximity to a wide range of amenities. SHOPPING CENTRES, SCHOOLS, PARKS & PUBLIC TRANSIT are all within easy reach, making everyday errands and outings effortless. Take advantage of the nearby recreational opportunities and immerse yourself in this wonderful family-oriented community. Whether you're seeking a savvy investment or looking to create the perfect home, this property is truly a rare find. Don't miss out on this fantastic opportunity. Schedule your private tour today and envision the endless possibilities that await you in this versatile home. THE FULLY UNDEVELOPED BASEMENT AWAITS YOUR TOUCH.

Inclusions:
Property Listed By:

**WINDOW COVERINGS, GARAGE CONTROLLER
Real Broker**

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









