

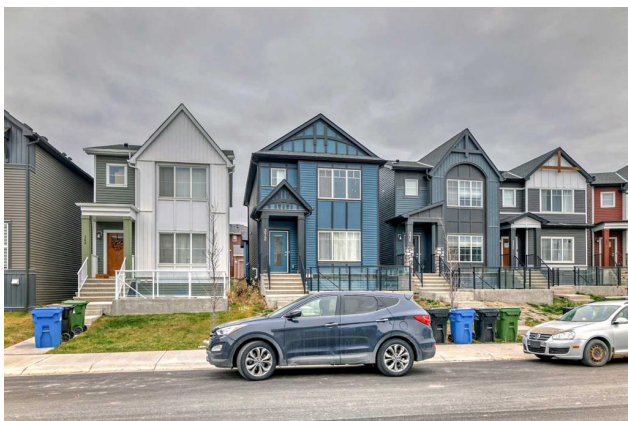


THE
A-TEAM

**RE/MAX
FIRST**

372 CARRINGVUE Place, Calgary T3P2A4

MLS®#: **A2178826** Area: **Carrington** Listing Date: **11/12/24** List Price: **\$749,990**
 Status: **Active** County: **Calgary** Change: **-\$50k, 01-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,820 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,668**
 Low Sqft:
 Ttl Sqft: **1,668**

DOM

81
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`10" x 6`5"	Living Room	Main	14`0" x 12`7"
Kitchen	Main	15`5" x 13`0"	Dining Room	Main	10`7" x 13`0"
Pantry	Main	5`6" x 3`1"	Entrance	Main	4`11" x 3`2"
2pc Bathroom	Main	4`11" x 5`6"	Bedroom - Primary	Second	13`10" x 13`7"
4pc Ensuite bath	Second	8`7" x 5`0"	Walk-In Closet	Second	5`0" x 4`2"
Bonus Room	Second	15`1" x 9`9"	Laundry	Second	5`6" x 4`1"
4pc Bathroom	Second	9`2" x 4`11"	Bedroom	Second	9`1" x 9`5"

Bedroom	Second	9`11" x 9`2"	Other	Basement	11`4" x 6`2"
Entrance	Basement	5`3" x 4`0"	Living Room	Basement	13`7" x 10`10"
Kitchen	Basement	12`10" x 8`7"	Laundry	Basement	4`4" x 3`0"
Pantry	Basement	3`2" x 2`3"	4pc Bathroom	Basement	9`9" x 4`11"
Bedroom - Primary	Basement	9`9" x 10`4"	Dining Room	Basement	12`10" x 8`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2211832**

Remarks

Pub Rmks: **Unique!! LEGAL basement suite to help supplement the mortgage. ATTENTION INVESTORS MOVE UP BUYERS! LEGAL SUITED BASEMENT DONE RIGHT! Nestled in the vibrant Carrington community of NW Calgary, this stunning one year old home at 372 Carringvue Place is a modern haven, with near 1700sq. ft. of elegantly appointed above grade living space, complemented by a spacious, legal basement suite. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles. The kitchen design boasts floor-to-ceiling cabinets, Quartz countertops, full-height tile backsplashes, and stainless steel appliances, catering to both style and functionality. High-quality wide plank flooring throughout the living area enhances the home's modern appeal. Energy efficiency is paramount, with a high-efficiency furnace, drip humidifier, and comprehensive insulation ensuring comfort. The property also includes contemporary light fixtures, and modern baseboards and casings. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions. Located in a new community known for its scenic beauty and urban convenience, this home is not just a residence but an investment opportunity, with the legal basement suite offering additional future rental income, making it an attractive option for both homeowners that want to live up and rent down and investors that would rent both suites. Don't wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN!**

Inclusions: **N/A**
 Property Listed By: **VIP Realty & Management**

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



