



THE
A-TEAM

**RE/MAX
FIRST**

417 CARRINGVUE Avenue, Calgary T3P 0W5

MLS®#: **A2181588**

Area: **Carrington**

Listing Date: **11/29/24**

List Price: **\$614,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,418

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,418

Lot Information

Lot Sz Ar:

2,809 sqft

Lot Shape:

DOM

64

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot

Front Drive,Garage Door Opener,Insulated,Single Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Crown Molding,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`8" x 10`4"	Dining Room	Main	13`7" x 9`6"
Living Room	Main	12`2" x 9`6"	Laundry	Upper	7`2" x 3`4"
Bedroom	Basement	17`11" x 10`1"	Furnace/Utility Room	Basement	14`11" x 6`2"
Bedroom - Primary	Upper	13`5" x 11`0"	Bedroom	Upper	10`10" x 9`3"
Bedroom	Upper	10`10" x 9`3"	2pc Bathroom	Main	6`8" x 2`8"
3pc Ensuite bath	Upper	10`6" x 4`11"	4pc Bathroom	Upper	9`3" x 5`5"
3pc Bathroom	Basement	9`7" x 5`9"			

Title: **Fee Simple**
 Legal Desc: **1612898**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this beautiful 3 plus 1 bedroom semi-detached home in the peaceful community of Carrington, offering over 1,900 square feet of fully developed living space on all 3 levels. The home includes a insulated/drywalled single attached garage with an oversized driveway providing plenty of parking. As you step inside, you'll notice the open and airy main floor, thoughtfully designed with laminate flooring and impressive 9 feet ceilings. The spacious kitchen is perfect for anyone who enjoys cooking featuring a central island, enclosed pantry space, gas stove, stainless steel appliances, and a microwave hood fan. The gleaming white shaker cabinets with crown molding and the quartz countertops gives the kitchen modern by refined look. The living room is features a contemporary electric fireplace with a bracket and prewiring for a TV to be wall mounted above it. The living and dining areas are flooded with natural light, thanks to a large window and patio door that open up to the large expansive wooden deck with cascading stairs to the spacious backyard lawn. This outdoor space is ideal for hosting guests or simply enjoying quiet evenings, complete with meticulous landscaping with apple and cherry fruit trees and a fully fenced yard for added privacy and comfort. A stylish half-bath on the main floor adds both convenience and practicality. Upstairs, you'll find a tranquil master bedroom designed for relaxation. It boasts a generously sized walk-in closet and a luxurious 3-piece ensuite, complete with a standing shower and a large vanity that has space for a 2nd sink. The upper level also offers two more bedrooms, a 4-piece bathroom, and a modern laundry room. There are also custom blinds and curtain rods throughout for all of the windows throughout the house. The fully finished lower level features a 4th bedroom and 3-piece bathroom and is perfect for customizing to fit your needs, whether it be a home office (prewired with ethernet), gym area, media room with a dry bar or as additional family space. The 4th bedroom has a window and closet and a door can easily be added as well. There lower level also offers plenty of storage space in the utility room. With its proximity to the community pond and scenic walking paths, you'll love the outdoor lifestyle this home provides. Plus, major roadways like Stoney Trail are just minutes away, making it easy to get around or head to work. There are direct bus routes to Tuscany train station and Northpointe bus terminal. New roofing and sidings are scheduled to installed in the next few months. Wonderful duplex home without any condo fees or HOA fees. This is a fantastic opportunity to own a stylish and functional home in a serene location, offering both quality and affordability!**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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









