

Bedroom - Primary
4pc Bathroom
Den
Living Room

Second
Basement
Basement
Basement

12`5" x 14`8"
8`0" x 5`0"
9`8" x 12`2"
12`7" x 19`3"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

6`11" x 6`11"
11`9" x 12`1"
13`5" x 6`6"
9`3" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111974

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this beautiful 2200+ Sqft Excel Homes Collingwood model with Legal basement suite located in the prestigious community of Carrington. The main floor welcomes you with a bright and open floor plan featuring a spacious living room, a formal Dining area, a well-appointed kitchen, Spice Kitchen, office Room and a 2-piece bath. The gorgeous kitchen has stainless steel appliance, quartz countertops and Center Island. On upper Level You are greeted by a Master bedroom with a 5 Piece Ensuite & a walk in Closet. Other three Bedrooms on upper level shares a common 4 Piece Bath with Laundry and a Family Room with vaulted ceiling complete the Upper level. Lower level has a Legal Basement suite with One Bed, a Den, Living Area and 4 Pc bath. Legal Basement has it's own kitchen and laundry. The double detached garage provides ample space for parking. This house is a few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today!

Inclusions:
Property Listed By:

**Security System including all the Cameras, Fireplace,
PREP Realty**

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











