



THE
A-TEAM

**RE/MAX
FIRST**

353 CARRINGVUE Place, Calgary T3P 2A4

MLS®#: **A2193860** Area: **Carrington** Listing Date: **02/10/25** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,315 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,051**
 Low Sqft:
 Ttl Sqft: **2,051**

DOM
12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Shingle Siding**
 Heating: **Central** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	75`2" x 39`4"	Kitchen	Main	42`8" x 27`11"
2pc Bathroom	Main	15`10" x 16`2"	Dining Room	Main	41`0" x 31`5"
Bedroom - Primary	Second	41`7" x 58`10"	4pc Ensuite bath	Second	32`7" x 41`7"
Family Room	Second	33`8" x 39`4"	Bedroom	Second	28`9" x 51`8"
Bedroom	Second	28`9" x 39`8"	4pc Bathroom	Second	28`9" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211832

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning 3-bedroom home, featuring a spacious primary suite with a luxurious 4-piece ensuite and a walk-in closet. Spanning 2,051 sq. ft., this beautifully designed home offers a functional main floor with a well-appointed kitchen, a convenient pantry, and a mudroom for added storage. Enjoy the versatility of basement access from both inside and outside, perfect for future development or a separate living space. This home is a must-see—schedule your viewing today!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











