



THE
A-TEAM

**RE/MAX
FIRST**

27 CARRINGVUE Place, Calgary T3P 2L9

MLS®#: **A2204731**

Area: **Carrington**

Listing Date: **03/26/25**

List Price: **\$944,900**

Status: **Pending**

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: **4,650 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,442**
Low Sqft:
Ttl Sqft: **2,442**

DOM

10
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**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`11" x 13`7"	Kitchen	Main	13`3" x 10`10"
Dining Room	Main	11`8" x 12`0"	Den	Main	9`4" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"	Bonus Room	Second	15`3" x 15`2"
Bedroom - Primary	Second	14`1" x 12`9"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	13`0" x 9`8"	Bedroom	Second	11`11" x 9`2"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2412167**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to Carrington, one of Northwest Calgary's most sought-after communities, where modern elegance meets everyday convenience. Built by TRUMAN, this beautifully designed home reflects their commitment to helping you Live Better with superior craftsmanship, modern finishes, and thoughtful design. Step inside this spacious 3-bedroom, open-concept home, where every detail is designed for both comfort and style. The bright chef's kitchen is the heart of the home, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, and a premium appliance package. A butler's pantry with built-ins and a large walk-in pantry seamlessly connects the mudroom to the kitchen, offering both storage and convenience. The kitchen flows effortlessly into the expansive great room, where soaring two-story ceilings create a breathtaking sense of space—an ideal setting for both relaxation and entertaining. The main floor exudes warmth and sophistication with 9' ceilings, luxury vinyl plank flooring, and a cozy electric fireplace with a stylish tile surround in the great room. A versatile den, 2-piece bathroom, and mudroom enhance the home's thoughtful layout. Upstairs, the primary bedroom serves as a private retreat, complete with a tray ceiling, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. The upper level also features a bonus room, perfect for a home office or additional living space, along with two generously sized bedrooms, a 4-piece bathroom, and a convenient laundry area. The unfinished basement, featuring a separate side entrance, provides endless possibilities for customization—whether you envision a legal suite, home gym, or additional entertainment space. This bright and airy TRUMAN home offers luxury, space, and modern living in one of Calgary's most desirable communities. Stay tuned for new Photo Gallery.**

Inclusions: **n/a**
 Property Listed By: **RE/MAX Real Estate (Central)**

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







