



THE
A-TEAM

**RE/MAX
FIRST**

168 CARRINGTON Close, Calgary T3P 0C9

MLS®#: **A2109749**

Area: **Carrington**

Listing Date: **03/05/24**

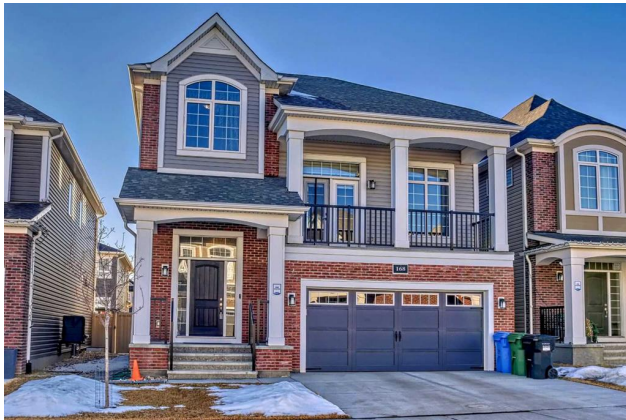
List Price: **\$979,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,444 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,340**

Low Sqft:

Ttl Sqft: **2,340**

DOM

74

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Interior Lot,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`6" x 8`3"
Laundry	Main	5`5" x 7`11"
Kitchen	Main	15`3" x 11`6"
Dining Room	Main	10`9" x 12`3"
Balcony	Second	5`9" x 18`6"
Walk-In Closet	Third	8`10" x 9`10"
Bedroom	Third	11`10" x 11`0"

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`6"
Living Room	Main	16`1" x 20`3"
Pantry	Main	6`0" x 4`10"
Family Room	Second	19`6" x 15`3"
Bedroom - Primary	Third	15`8" x 14`0"
5pc Ensuite bath	Third	15`11" x 7`0"
Walk-In Closet	Third	5`0" x 5`10"

4pc Bathroom	Third	8`0" x 7`2"	Bedroom	Third	12`3" x 10`8"
4pc Bathroom	Lower	8`8" x 5`3"	Storage	Lower	5`6" x 2`11"
Bedroom	Lower	12`9" x 11`8"	Dining Room	Lower	7`5" x 11`4"
Kitchen	Lower	12`9" x 17`1"			
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		R-G	
Legal Desc:	2010847		Remarks

Pub Rmks:	** PRICE REDUCTION** Explore the charm of 168 Carrington Close NW, this well-maintained, move-in-ready home with 4 bedrooms spanning over 3000 sqft of exceptional living space and featuring a WALK-UP basement. This stunning 4-level split house is loaded with upgrades and All Windows throughout the entire house are Triple-Pane Glass. The entertaining-friendly main floor showcases a spacious entry. The beautiful kitchen is a chef's delight, fitted with stainless steel appliances, a gas stove, elegant quartz countertops, a huge island, and plenty of cabinet space. Ascend the steps, and you'll find a splendid family room with soaring 14-ft ceilings. Upstairs, the luxurious primary bedroom has a 5-piece ensuite. There are two additional bedrooms, a 4-piece bathroom. The lower level has a Separate Entrance that provides direct access to the Walk-Up Basement with a Kitchen, Laundry, a 4th Bedroom, and another Full Bathroom. Conveniently located near a shopping plaza and community park, with an upcoming school to further cater to the community's needs. Easy access to Stoney Trail. This home truly offers everything. Come see it for yourself; all that's left is for you to move in!
Inclusions:	TV above the mail floor fireplace
Property Listed By:	Homecare Realty Ltd.

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





