



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**227 CARRINGHAM Road, Calgary T3P 1V4**

MLS®#: **A2110183**

Area: **Carrington**

Listing Date: **02/23/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,616 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,900**  
Low Sqft:  
Ttl Sqft: **2,900**

DOM

**86**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`9" x 14`8"
Bedroom	Second	11`3" x 10`5"
Living Room	Main	23`0" x 15`9"
Dining Room	Main	13`8" x 10`10"
4pc Bathroom	Second	0`0" x 0`0"
Bonus Room	Second	19`9" x 12`9"

Room	Level	Dimensions
Bedroom	Second	13`11" x 11`0"
Bedroom	Second	11`10" x 10`5"
Kitchen	Main	13`0" x 12`6"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"
Den	Main	9`8" x 8`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210100**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to luxury living in Carrington, crafted by Mattamy Homes. This two-year-new, 2900sqft residence offers modern elegance and comfort, perfectly situated for easy access to shopping malls and highways. Upon arrival, the double attached garage provides both convenience and security. Step inside to discover upgraded flooring and meticulous attention to detail throughout. The main floor invites with a versatile bedroom/home office and an upgraded kitchen/living area. The kitchen stands as a culinary masterpiece, boasting stainless steel appliances, stylish cabinetry, and an adjacent spice kitchen, ideal for the discerning chef. Upstairs, find five generously sized bedrooms, including a lavish master retreat with a 5-piece ensuite bathroom. The unique 4-level split design adds character to the layout, while soaring ceilings in the family room elevate the sense of opulence. Outside, the fenced backyard offers a serene retreat, perfect for hosting family gatherings or seeking peaceful moments. Whether entertaining or unwinding, this home provides the ideal backdrop for creating cherished memories. Experience the epitome of luxury living - seize the opportunity to make this your haven. Contact your favorite realtor and schedule a showing today!**

Inclusions:  
Property Listed By:

**none**  
**Homecare Realty Ltd.**

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















