



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**91 CARRINGTON Crescent, Calgary T3P 1N6**

MLS® #: **A2120686**

Area: **Carrington**

Listing Date: **04/06/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,530 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,702**

Low Sqft:

Ttl Sqft: **2,702**

DOM

**43**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Level,Street Lighting,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete,Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Washer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Mud Room</b>	<b>Main</b>	<b>8`9" x 3`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>8`1" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 16`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>6`0" x 7`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`10" x 11`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>2`11" x 3`8"</b>
<b>Family Room</b>	<b>Upper</b>	<b>19`10" x 18`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`7"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`7" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 14`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`8" x 6`10"</b>

5pc Ensuite bath Bedroom	Upper Upper	13`2" x 8`10" 12`11" x 10`4"	Laundry	Upper	6`4" x 5`8"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-G			
Legal Desc:		1911103		Remarks	
Pub Rmks:		Exquisite Luxury Detached Front Drive House with Unparalleled Features. Fully upgraded 2 storey house at community of Carrington. 9ft ceiling and gorgeous designer finishing throughout. The main floor features a bright living room with big windows allowing natural light shining through your main living area. The upgraded kitchen has all stainless steel appliances, large marble countertop, shelf light in the kitchen, cabinets to the ceiling, walk-in pantry. The carpets in the house has been upgraded to thick premium carpet. The house comes with a Air conditioning for the hot summer days.			
Inclusions:		Air Conditions			
Property Listed By:		URBAN-REALTY.ca			

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

















