



THE
A-TEAM

**RE/MAX
FIRST**

153 CARRINGTON Close, Calgary T3P 1P8

MLS® #: **A2121196**

Area: **Carrington**

Listing Date: **04/11/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$45k, 03-May**

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: **2,648**
Low Sqft:
Ttl Sqft: **2,648**

DOM

38

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	14`0" x 6`7"
Living Room	Main	16`7" x 17`1"
Kitchen	Main	10`6" x 14`2"
Den	Main	7`9" x 10`0"
Bonus Room	Upper	13`0" x 15`6"
Walk-In Closet	Upper	3`8" x 6`6"
Laundry	Upper	6`7" x 5`7"

Room	Level	Dimensions
Mud Room	Main	3`8" x 6`6"
Pantry	Main	5`4" x 6`4"
Dinette	Main	9`5" x 14`6"
2pc Bathroom	Main	6`11" x 3`0"
Bedroom	Upper	15`1" x 13`4"
4pc Bathroom	Upper	13`5" x 5`0"
Walk-In Closet	Upper	6`5" x 5`11"

Bedroom - Primary
Walk-In Closet
Walk-In Closet
Storage
Bedroom

Upper
Upper
Upper
Basement
Basement

15`2" x 17`7"
6`7" x 7`4"
6`6" x 3`7"
3`9" x 5`3"
11`10" x 9`8"

5pc Ensuite bath
Bedroom
Family Room
4pc Bathroom
Kitchen

Upper
Upper
Basement
Basement
Basement

7`7" x 12`11"
11`10" x 12`10"
16`3" x 14`6"
5`1" x 9`5"
13`0" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010847

Zoning:
R-G

Remarks

Pub Rmks: ****Open House on Sunday April 28, 2024, from 10.:00 am - 4:00 pm. Welcome to this exceptional property with charming curb appeal on one of the most coveted streets of Calgary's North neighborhood of Carrington. It offers combination of luxurious living with the prime location, just few minutes away from playground, parks, shopping and many more other amenities. Stepping in through private and beautiful front porch with authentic feelings of bricks, open up into other elegant spaces of the house. The "Jade" model by Mattamy Homes comes complete with a main floor den, perfect for studying or working from home, Spacious and airy Living room backing into backyard space, a separate side-entrance for potential rental income, and a wide-open kitchen equipped with upgraded stainless steel appliances! Extra storage space with additional shelving, Built in oven and Microwave with Gas cooktop add more comfort to this Functional kitchen space. Bright and open floor plan create more visual connection among spaces. This alluring residence boasts with 3+1 bedrooms, a Fully DEVELOPED BASEMENT over total 3500+ Sq ft. Stylish Light fixtures, gentle glow of ceiling pot lighting creates wonderful ambiance after sunset. As you step up for next level, extra spacious bonus room greets you, as a perfect family space. The expensive master suits boasts a large walk-in closets for his and her offering ample storage space for your wardrobe needs, private 5 - piece ensuite complete with his and her sink, a lovely soaking tub, and a tiled standing shower. Another two spacious bedrooms with their own walk - in closets, laundry room, another full washroom, complete your upper floor. Descending to the finished basement level from main floor, discover a 4th bedroom, Full bath, Spacious hall, Kitchen and Laundry space. Notable feature such as brick cladding, open floor plan, Air conditioning, shining countertops, side entrance. Perfectly well maintained home in the heart of Carrington community. This vibrant location is just few minutes away from Stoney and Deerfoot trail, commercial developments, and Crossiron Mills. Do not miss this wonderful opportunity to own this gem. Call your favorite Realtor today and book showing.**

Inclusions:
Property Listed By:

N/A
CIR Realty

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











