



THE
A-TEAM

**RE/MAX
FIRST**

132 CARRINGTON Close, Calgary T3P 1P8

MLS® #: **A2123174**

Area: **Carrington**

Listing Date: **04/18/24**

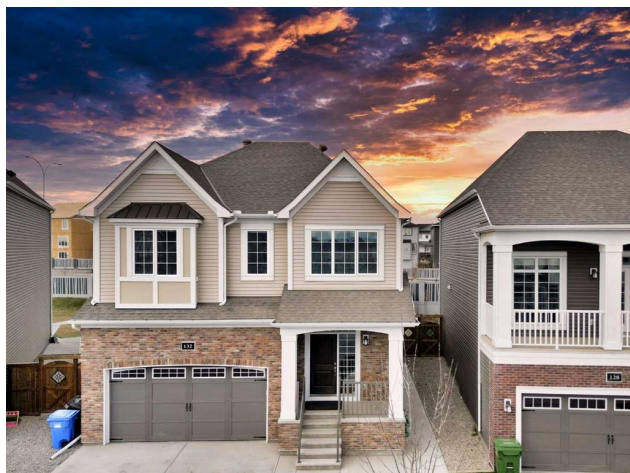
List Price: **\$1,050,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **4,940 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,692**
Low Sqft:
Ttl Sqft: **2,692**

DOM

31
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Gas Range,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`4" x 13`9"	Den	Main	9`0" x 10`0"
Living Room	Main	16`2" x 17`0"	Dining Room	Main	14`7" x 9`3"
Kitchen	Main	14`1" x 10`0"	2pc Bathroom	Main	2`11" x 6`5"
Family Room	Second	13`2" x 15`6"	Bedroom - Primary	Second	15`9" x 13`5"
5pc Ensuite bath	Second	8`6" x 9`7"	Walk-In Closet	Second	6`11" x 6`4"

Bedroom	Second	13`5" x 13`11"
Bedroom	Second	11`0" x 9`11"
Laundry	Second	11`0" x 6`7"
Bedroom	Basement	12`1" x 8`7"
Living Room	Basement	11`9" x 8`9"
Kitchen	Basement	5`0" x 12`2"

Bedroom	Second	12`3" x 9`11"
5pc Bathroom	Second	9`11" x 7`4"
Bedroom	Basement	12`0" x 9`7"
4pc Bathroom	Basement	6`5" x 9`6"
Pantry	Basement	2`9" x 2`8"
Dinette	Basement	7`7" x 6`7"

Legal/Tax/Financial

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

Remarks

Pub Rmks: ****Open House on Saturday April 20, 2024, from 1:00 pm - 3:00 pm. Welcome Home to Your Spacious Carrington Oasis, spanning over 3,600 sq ft. A deal you can't get from the builders in today's real estate market. Just buy, move in and enjoy the benefits of the legal basement suite rental. Nestled in Carrington, this 6-bed gem offers space, location, and modern comforts. It's an ideal family haven close to shops, transit, and walking paths. Prime Location: Carrington boasts a family-friendly atmosphere with excellent transit and shopping nearby, perfect for nature lovers. Spacious Retreat: With four bedrooms, there's room for everyone. Whether you need bedrooms, an office, or guest space, this home delivers. Year-round Comfort: Fully finished and air-conditioned, you'll enjoy comfort in all seasons without any additional work. Culinary Delights: Two kitchens, including a spice kitchen, make cooking a breeze, perfect for hosting or daily convenience. Work from Home: An office/den on the main floor provides a quiet, productive workspace for today's needs. Outdoor Bliss: A fenced, landscaped yard and a spacious patio offer privacy and a versatile outdoor space. Income Potential: A two-bedroom legal basement suite is a smart investment, adding extra value to this exceptional property. Convenient Parking: A double attached garage and expanded driveway ensure parking is never a problem. This Carrington property offers modern family living with space, location, and income potential. Don't miss out—welcome home!**

Inclusions: **Basement Appliances - Electric Stove, Refrigerator, Dishwasher, Microwave, Washer & Dryer**

Property Listed By: **RE/MAX House of Real Estate**

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

