



THE
A-TEAM

**RE/MAX
FIRST**

270 CARRINGHAM Road, Calgary T3P 1V2

MLS®#: **A2123292**

Area: **Carrington**

Listing Date: **04/16/24**

List Price: **\$889,000**

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: **3,461 sqft**
Lot Shape: **13.4 x 24.0**

Finished Floor Area

Abv Sqft: **2,924**
Low Sqft:
Ttl Sqft: **2,924**

DOM

33
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`5" x 9`0"	Dining Room	Main	11`9" x 35`6"
Living Room	Main	81`9" x 51`11"	Mud Room	Main	5`5" x 12`9"
2pc Bathroom	Main	3`3" x 6`7"	Bedroom	Main	8`9" x 32`7"
3pc Ensuite bath	Main	9`0" x 6`1"	Bonus Room	Second	19`10" x 12`9"
Bedroom - Primary	Third	15`9" x 14`7"	5pc Ensuite bath	Third	6`0" x 14`8"
Bedroom	Third	11`11" x 11`9"	5pc Bathroom	Third	10`2" x 8`3"
Bedroom	Third	10`5" x 11`3"	Bedroom	Third	14`0" x 11`11"

Laundry	Third	9`0" x 5`3"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G	
Legal Desc:	2210100		Remarks
Pub Rmks:	Welcome to this exceptional property with charming curb appeal in desirable community Carrington. This stunning residence offers a rare opportunity to embrace elevated living for those seeking convenience, tranquility and natural beauty in city! Minutes away from playground, parks, shopping and many more other amenities. Stepping in through private and beautiful front porch, you will discover a light-filled living space adorned with elegant finishes and an open-concept layout designed for modern living. High ceilings and large windows bathe the interiors in natural light, creating a warm and inviting ambiance throughout. Main floor features a warm greeting foyer, bright living room, massive dining area, a brick faced fireplace, and a private office/bedroom with a 3-pc private ensuite. A chef's dream kitchen equipped with top-of-the-line stainless steel appliances, gas cooktop, granite countertops, ample cabinetry, and a dramatic fan-shaped island, perfect for culinary adventures and casual dining alike. On the way up to the upper floor, you will be greeted by a huge high-ceiling bonus room, with large south-facing windows, perfect for family gatherings and group entertainment. The upper level presents four spacious bedrooms. The master boasts a large walk-in closet and a private 5-piece ensuite with dual-sink vanity. Another three good sized bedrooms each has its own spacious closet and share a full bathroom with double sink/vanity. A laundry room with large storage space on this floor makes cleaning chores easier. Going down, you will find a spacious basement is waiting for your innovative design and development, with already constructed rough-ins for bathroom and laundry facility. This property is in a perfect location: just a few minutes away from Stoney Trail, Deerfoot trail, commercial developments, Crossiron Mills, and Calgary International Airport. Now it's your opportunity to grab this amazing property before it's gone!		
Inclusions: Property Listed By:	n/a Homecare Realty Ltd.		

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











