



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 CARRINGWOOD Manor, Calgary T3P 2A8**

MLS®#: **A2135199**

Area: **Carrington**

Listing Date: **05/24/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **1,657 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,509**

Low Sqft:

Ttl Sqft: **1,509**

DOM

**32**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`9" x 8`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`5" x 11`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>3`3" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 13`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 9`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`3" x 14`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`2" x 6`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>2`11" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`2" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`8" x 9`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310577**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Welcome to your dream home in the picturesque community of Carrington! This brand new, no condo fee townhouse offers an exquisite blend of modern design and functional layout, making it the perfect sanctuary for you and your family. Enjoy 3 generously sized bedrooms, 2.5 luxurious bathrooms, and a versatile bonus room, perfect for a home office or play area. The home features a double car garage for ample parking and storage space. The heart of the home boasts upgraded LVP flooring, a gas line for culinary enthusiasts, sleek pot lights, and upgraded kitchen cabinets and backsplash, creating a chef's paradise. Indulge in high-end finishes throughout the home, including upgraded carpet and underlayment, elevated washroom cabinets, elegant quartz countertops, and a stylish upgraded washroom tub and tiles. The unfinished basement offers endless possibilities to customize your space to suit your unique needs and preferences. Located with easy access to major highways, downtown, shopping centers, and nearby amenities, this townhouse ensures that everyday living is a breeze. Don't miss out on the opportunity to own this exceptional home in Carrington. Schedule your showing today and start living the life you've always dreamed of!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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









