



THE
A-TEAM

**RE/MAX
FIRST**

25 CARRINGHAM Heights, Calgary T3P 1V4

MLS®#: **A2142198**

Area: **Carrington**

Listing Date: **07/02/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,186 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached, See Remarks**

DOM

172
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`5" x 16`10"
Mud Room	Main	10`11" x 5`10"
Bedroom	Upper	9`5" x 11`4"
Bedroom	Upper	9`6" x 14`7"
Kitchen	Basement	5`9" x 12`3"
Bedroom	Basement	9`11" x 10`1"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Living Room	Main	15`4" x 14`6"
Bedroom - Primary	Upper	13`0" x 15`0"
Bedroom	Upper	12`5" x 9`11"
Laundry	Upper	5`5" x 6`3"
Living/Dining Room Combination	Basement	13`7" x 8`10"
Bedroom	Basement	14`3" x 10`1"
5pc Bathroom	Upper	
4pc Bathroom	Basement	

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2210438**

Remarks

Pub Rmks: *****PRICE DECREASE SELLER IS MOTIVATED *** 4 Bedroom home with a 2 Bedroom LEGAL SUITE. Great location in the community of Carrington. A Mattamy built home with LEGAL SUITE this 6-bedroom home has many great upgrades. Walking into the bright home on the main floor is a gorgeous modern kitchen with upgraded Samsung appliances; wall oven/ wall convection microwave, French door Refrigerator, Chefs Hood Fan, quartz counter tops, plenty of counter space with a large prep or eat at island, Ceiling-High Kitchen Cabinets. Open to the family room and leading off to the back yard through glass sliding doors. A powder room on the main floor for your guests. On the upper level are 4 bedrooms and 2 full bathrooms. The primary bedroom with a walk-in closet is open and airy leading to the spa like ensuite. An inviting soaking tub matched with an extra-large shower and dual sinks with quartz countertop. Three additional bedrooms one with a vaulted ceiling and built in shelves, 5-piece bathroom and laundry room. Lots of room for the whole family. The Brand-new LEGAL SUITE with separate entrance with private entrance with a new concrete sidewalk, this suite has never been occupied. Finished with a modern flare 2 bedrooms, 4-piece bath. The kitchen boasts white cabinets and quartz counters, new appliances, storage and laundry with a new stacked Washer/Dryer. The established back yard with white vinyl fence, concrete patio with pergola, concrete pad for a shed. A raised flower bed for your vegetable garden or a floral enthusiast. Double attached garage has high ceilings and is insulated and drywalled with built in shelving, EV charger is roughed in. A tremendous opportunity to move into this nearly new home and rent out the LEGAL 2 BEDROOM SUITE or for short term rental with approved license. . Walk to restaurants, playground and amenities. A fantastic growing community. Book a private viewing with your Agent!**

Inclusions: **Refrigerator, Range hood, Wall Microwave, garage shelving**
 Property Listed By: **RE/MAX Realty Professionals**

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









