

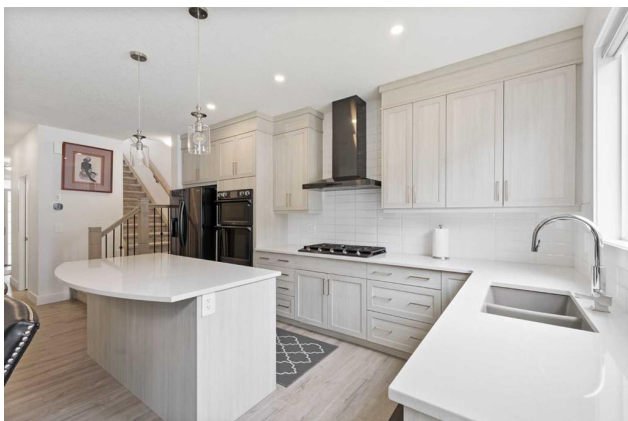


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 CARRINGHAM Heights, Calgary T3P 1V4**

MLS® #: **A2142198**      Area: **Carrington**      Listing Date: **07/02/24**      List Price: **\$950,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 03-Aug**      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:

Finished Floor Area  
 Abv Sqft: **1,953**  
 Low Sqft:  
 Ttl Sqft: **1,953**

DOM

**76**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      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	Room	Level	Dimensions
Kitchen	Main	13`5" x 16`10"	Living Room	Main	15`4" x 14`6"
Mud Room	Main	10`11" x 5`10"	Bedroom - Primary	Upper	13`0" x 15`0"
Bedroom	Upper	9`5" x 11`4"	Bedroom	Upper	12`5" x 9`11"
Bedroom	Upper	9`6" x 14`7"	Laundry	Upper	5`5" x 6`3"
Kitchen	Basement	5`9" x 12`3"	Living/Dining Room Combination	Basement	13`7" x 8`10"
Bedroom	Basement	9`11" x 10`1"	Bedroom	Basement	14`3" x 10`1"

2pc Bathroom  
5pc Ensuite bath

Main  
Upper

5pc Bathroom  
4pc Bathroom  
Legal/Tax/Financial

Upper  
Basement

Title:  
**Fee Simple**  
Legal Desc:

**2210438**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**6 Bedroom home - 2 Bedroom LEGAL SUITE! Great location in the community of Carrington. A Mattamy built home with a BRAND-NEW 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. Walk to restaurants, playground and amenities.**

Inclusions:  
Property Listed By:

**Refrigerator, Range hood, Wall Microwave, garage shelving  
RE/MAX Realty Professionals**

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