



THE
A-TEAM

**RE/MAX
FIRST**

51 CARRINGTON Crescent, Calgary T3P1N6

MLS®#: **A2147138** Area: **Carrington** Listing **07/12/24** List Price: **\$1,040,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2019** Abv Sqft: **2,719**
 Lot Sz Ar: **7,211 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,719**

DOM

66
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **5 Level Split**

Parking

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

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **See Remarks**
 Sewer: Flooring:
 Ext Feat: **Other** **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`9" x 14`6"	Kitchen	Main	12`9" x 12`9"
Spice Kitchen	Main	5`10" x 9`4"	Living Room	Main	18`1" x 21`0"
Dining Room	Main	9`9" x 11`3"	Bonus Room	Second	19`0" x 19`10"
Bedroom - Primary	Third	14`4" x 15`0"	Bedroom	Third	10`4" x 11`5"
Bedroom	Third	10`5" x 11`8"	Mud Room	Main	3`8" x 12`8"
Bedroom	Third	10`3" x 12`8"	Laundry	Third	5`6" x 6`3"
Family Room	Basement	7`3" x 17`3"	Bedroom	Basement	8`3" x 8`10"

Bedroom
Laundry
5pc Ensuite bath
4pc Bathroom

Basement
Basement
Third
Basement

9`9" x 10`3"
3`8" x 5`4"
8`10" x 13`10"
5`0" x 8`8"

Kitchenette
2pc Bathroom
4pc Bathroom

Basement
Main
Third

6`9" x 10`10"
3`0" x 8`0"
4`10" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1911103

Zoning:
R-G

Remarks

Pub Rmks: **Discover your DREAM HOME nestled in the heart of Carrington, situated on an EXPANSIVE fully landscaped and fenced PIE-SHAPED lot (over 7200 sq ft) that is a TRUE RARITY in the city. This IMMACULATE property offers not only generous outdoor space but also a luxurious interior designed for modern family living and entertaining. Step into the grand front foyer and be welcomed by the spacious OPEN FLOOR PLAN, ideal for hosting gatherings and creating lasting memories with loved ones. The main floor features a separate SPICE KITCHEN, ensuring culinary adventures are a breeze, while the SLEEK finishes throughout showcase the meticulous attention to detail. Upstairs, a large BONUS ROOM on its own level, with yet another fireplace, provides versatile space for relaxation or recreation, complementing the four bedrooms on the upper level, each offering comfort and privacy. Need more space? Two additional bedrooms in the basement, including a BRAND NEW LEGAL SUITE which has never been lived in, offers FLEXIBILITY for guests or RENTAL INCOME. Outside, indulge in the expansive grounds enhanced by a SMART IRRIGATION SYSTEM and enchanting exterior GEMSTONE LIGHTS in the front of the home, perfect for evening ambiance. A GAZEBO invites al fresco dining and moments of tranquility amidst SERENE SURROUNDINGS. The composite deck and concrete patios and walkways make movement around the property a breeze. This home is not just a residence but a SANCTUARY where every detail has been thoughtfully curated to ELEVATE DAILY LIVING. Whether you're drawn to the impressive LOT SIZE, the inviting open floor plan, the exquisite finishings, or the practicality of a legal suite, this property promises a lifestyle of luxury and comfort for discerning buyers. Don't miss your chance to own this exceptional SUBURBAN OASIS with unparalleled charm and space. Schedule your private tour today and envision yourself calling this remarkable property HOME.**

Inclusions: **Gazebo, Shed, A/C, Gemstone Lights - Suite + Spice Kitchen Appliances**

Property Listed By: **The Real Estate District**

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