



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**322 CARRINGWOOD Close, Calgary T3P 2B1**

MLS®#: **A2151212**      Area: **Carrington**      Listing Date: **10/03/24**      List Price: **\$798,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,505**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,316 sqft**      Ttl Sqft: **2,505**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance**  
 Utilities:

Room Information

| <u>Room</u>      | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>       | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Living Room      | Main         | 15`9" x 15`10"    | Dining Room       | Main         | 10`5" x 12`10"    |
| Kitchen          | Main         | 10`7" x 15`2"     | Bedroom           | Main         | 10`1" x 12`10"    |
| 2pc Bathroom     | Main         | 6`8" x 4`8"       | Bedroom - Primary | Second       | 17`5" x 15`10"    |
| 5pc Ensuite bath | Second       | 5`11" x 14`11"    | Bedroom           | Second       | 11`9" x 10`4"     |
| Bedroom          | Second       | 10`10" x 12`10"   | 4pc Bathroom      | Second       | 13`10" x 5`11"    |
| Bonus Room       | Second       | 20`9" x 12`5"     | Laundry           | Second       | 7`7" x 6`7"       |

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

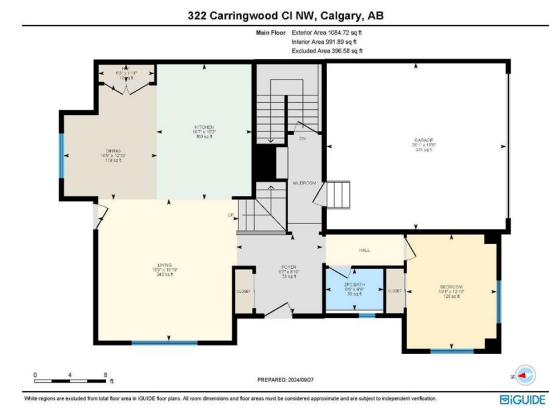
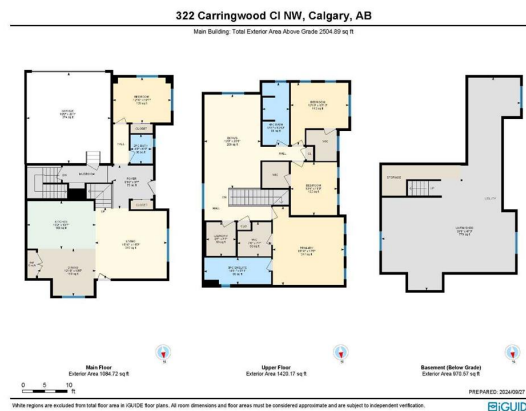
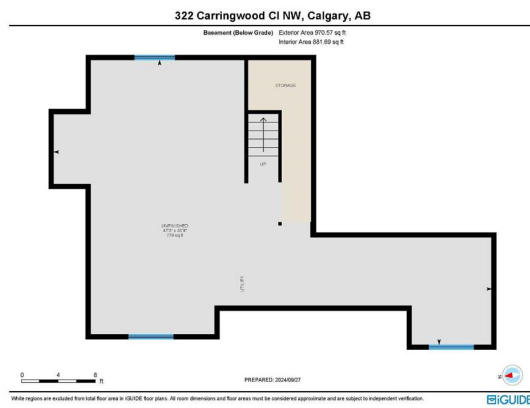
**2310577**

Remarks

Pub Rmks: **Super bright 4-bedroom corner unit, featuring 3 bedrooms plus 1 bonus room on the 2nd floor, and open concept living/dinning room plus 1 additional bedroom on the main floor. Only a few minutes' walk to Carrington Plaza shopping center with a large kids' playground equipped with a variety of facilities. Also a few minutes' walk to large ponds with triple fountains and beautiful walking/biking trails. This unit has many upgrades from builder's basic model including: Craftsman Elevation, entire 2nd floor Vinyl flooring instead of carpet, knockdown ceiling, Quartz counter tops throughout, floor-to-ceiling upper cabinets, stove gas line, fridge waterline, exterior additional hot water and cold water taps for car wash and summer swimming, etc. The unit was completed by Mattamy Homes in early 2024 and is under builder warranty.**

Inclusions: **Window coverings**  
 Property Listed By: **Initia Real Estate**

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



322 Carringwood Ct NW, Calgary, AB

Upper Floor Exterior Area 1420.17 sq ft  
Interior Area 1204.21 sq ft



While regions are excluded from total floor area in GUIDE floor plans, all open dimensions and floor areas must be considered approximate and are subject to independent verification.

