



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**160 CARRINGHAM Way, Calgary T4B 3P5**

MLS®#: **A2151353**

Area: **Carrington**

Listing Date: **07/20/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,293 sqft**  
Lot Shape:

Access:

Lot Feat: **No Neighbours Behind, Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,927**  
Low Sqft:  
Ttl Sqft: **1,927**

DOM

**58**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island, No Smoking Home, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 12`11"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`2" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 12`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 9`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`1" x 2`8"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>10`8" x 5`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>15`6" x 5`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210438**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**PREMIUM BUILDER LOT WITH WALKOUT - Nestled in the heart of the vibrant Carrington community, 160 Carringham Way offers a sanctuary of light and space that is sure to captivate anyone who steps through its doors. The home's architecture has been thoughtfully designed to maximize natural light, ensuring that every room glows with warmth and energy throughout the day. Large windows adorn each living area, creating an inviting atmosphere where sunlight dances across the walls and floors. With nearly \$30K in BUILDER AND DESIGN UPGRADES, The main floor features an open-concept layout that seamlessly blends the kitchen, dining area, and living room into one harmonious space. This design not only enhances the flow of light but also promotes a sense of togetherness and ease for daily living and entertaining. The kitchen itself is a chef's dream come true with modern appliances, ample counter space, and stylish cabinetry that reflect both functionality and elegance. Upstairs, four generously-sized bedrooms offer private retreats bathed in natural light. Each room provides a serene setting perfect for rest or study. The master suite is particularly notable for its spaciousness and sunlit ambiance, creating a personal haven within this bright home. With its west-facing backyard capturing stunning sunsets, this home truly embodies bright and sunny living spaces designed for comfort and joy. The Unfinished WALKOUT Basement (which is a \$25,000 builder lot upgrade!) to your sunny backyard awaits your personal touches! Contact your favourite agent to book a private tour today!**

Inclusions:  
Property Listed By:

n/a  
**RE/MAX First**

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















