



THE
A-TEAM

**RE/MAX
FIRST**

67 CARRINGFORD View, Calgary T3P 2G7

MLS®#: **A2157814**

Area: **Carrington**

Listing Date: **08/15/24**

List Price: **\$872,990**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 06-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,497 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,864**
Low Sqft:
Ttl Sqft: **2,864**

DOM

128
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot**
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	15`6" x 15`10"	Dining Room	Main	12`0" x 10`4"
Kitchen	Main	13`0" x 10`5"	Office	Main	8`9" x 9`11"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	15`9" x 14`8"
Bedroom	Upper	11`10" x 11`9"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`5" x 11`3"	Bedroom	Upper	16`4" x 11`11"

**Family Room
4pc Bathroom
Pantry**

**Upper
Upper
Main**

**19`11" x 12`9"
0`0" x 0`0"**

**Laundry
Mud Room**

**Upper
Main**

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

TBV

Zoning:

R-G

Remarks

Pub Rmks:

The Armstrong is a large single-family detached home at 2,864 sq ft, four bedrooms upstairs and 2 and a half bathrooms. This gorgeous split-level home features a large bonus room between the main and second floor, with 14-foot ceilings and big bright windows. All other ceilings are 9 feet, including the basement. On the main floor, you will find a convenient enclosed office space, a walk-in pantry, and a gas fireplace in the living room. The open-concept design allows for a beautiful and natural flow between the entryway, kitchen, dining room and living room. The primary bedroom on the second floor features a beautiful ensuite with a bath oasis and glass shower enclosure. Other features in this home include quartz countertops throughout, upgraded railing, as well as pot lights and 8-foot doors on the main floor. This home has a separate side door entry for any future basement developments.

Inclusions:

N/A

Property Listed By:

RE/MAX Crown

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



Armstrong – Second Floor



Unselected Options: Gas Fireplace in Family Room, Bath Oasis

Printed on 2/11/23

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 5/30/2021



Armstrong – Main Floor



Unselected Options:

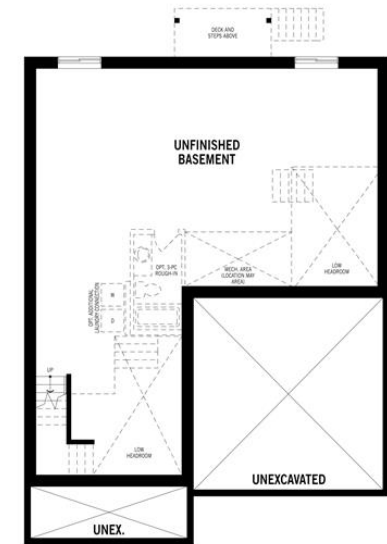
Side Door Entry, Pet Grooming Station, Prep Kitchen, Main Floor Bedroom in Lieu of Office

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Armstrong – Basement



Unselected Options: Finished Basement, Rear Basement Entry

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