



THE
A-TEAM

**RE/MAX
FIRST**

67 CARRINGFORD View, Calgary T3P 2G7

MLS®#: **A2157814**

Area: **Carrington**

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

List Price: **\$897,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **2,864**
Low Sqft:
Ttl Sqft: **2,864**

DOM

34
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

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

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