



THE A-TEAM

RE/MAX FIRST

14 CARRINGWOOD Close, Calgary T3P1B9

MLS@#: A2159804 Area: Carrington Listing 01/21/25 List Price: \$729,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 3,939 sqft
Lot Shape:

DOM

1
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Access:
Lot Feat: Corner Lot, Rectangular Lot
Park Feat: Double Garage Attached

Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Heat Pump, Natural Gas
Sewer:
Ext Feat: Balcony, Courtyard

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

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Bathroom Rough-in, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Family Room, Kitchen, and their dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2310577

Remarks

Pub Rmks:

Welcome to this must-see super bright 2-storey detached corner-unit home situating on a 366 m² rectangular lot, featuring 3 spacious bedrooms plus 1 big family room on the 2nd floor and open concept living and dining area on the main floor. This beautiful house has a large L-shaped covered front porch, south and west exposure, gorgeous views to streets and community park. Location is super convenient. A large pond with beautiful fountains and walking paths is just a short walk away. Community features Carrington Plaza with many shops and supermarket, and a large kids' playground equipped with variety of facilities. Schools and popular stores such as Costco, Walmart, T&T, Shoppers, and banks are all within 5-10 mins' drive. Calgary international airport is only 15 mins away. This unit also has many upgrades from builder's basic model such as Craftsman Elevation, entire 2nd floor Vinyl flooring instead of carpet, knockdown ceiling, master room 5-piece Oasis ensuite with separate soaking tub, floor-to-ceiling upper cabinets in kitchen, Quartz counter tops throughout; exterior additional hot water and cold water taps for car wash and summer swimming, etc. Upon entering, you are greeted by a welcoming foyer leading to an open floor plan featuring a large living room with a modern kitchen boasts Quartz countertops, a gas stove with grill, French door fridge with ice and water dispenser and a pantry, seamlessly flowing into the dining area, a mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary bedroom is a true retreat with a walk-in closet and a luxurious 5-piece ensuite Oasis bath. Two additional generously sized bedrooms, a 4-piece bathroom, a cozy family room (can be converted into the 4th bedroom. A new window set with openable window for 2nd floor family room is on order, will replace the existing window when order arrives.), and an upper-level laundry room add to the functionality of this home. The unfinished basement is equipped with bathroom rough-ins and washer/dryer rough ins, offering endless possibilities for customization to suit your needs. Additional features include a double attached garage, partial fence and a spacious backyard. Located in a family-friendly neighborhood with easy access to amenities, schools, shopping centers, ponds, parks, and the airport, this home is perfect for those looking for a blend of comfort and convenience. Don't miss out on the opportunity to make this gorgeous house your new home!

Inclusions:
Property Listed By:

None
Initia Real Estate

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









