



THE
A-TEAM

**RE/MAX
FIRST**

36 CARRINGTON Close, Calgary T3P1P7

MLS®#: **A2162031** Area: **Carrington** Listing Date: **09/03/24** List Price: **\$995,000**
 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: **2020** Abv Sqft: **2,741**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,692 sqft** Ttl Sqft: **2,741**
 Lot Shape:

DOM

15
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line, Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`4" x 14`0"	Living Room	Main	21`0" x 19`7"
Dining Room	Main	10`1" x 11`2"	Kitchen	Main	16`8" x 12`4"
Pantry	Main	5`9" x 7`8"	2pc Bathroom	Main	3`0" x 8`1"
5pc Bathroom	Main	5`0" x 11`5"	5pc Ensuite bath	Main	13`0" x 12`9"
Bedroom	Second	10`6" x 11`7"	Bedroom	Second	10`6" x 11`5"
Bedroom	Second	10`4" x 12`7"	Family Room	Second	19`9" x 20`0"
Laundry	Second	6`3" x 5`6"	Bedroom - Primary	Second	16`1" x 15`0"

Walk-In Closet
Bedroom
Furnace/Utility Room

Second
Basement
Basement

6`9" x 9`6"
9`9" x 11`2"
10`1" x 8`8"

4pc Bathroom
Game Room

Basement
Basement

5`0" x 8`7"
18`9" x 18`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010847

Zoning:
R-G

Remarks

Pub Rmks: **Nestled on a tranquil street within the highly sought-after community of Carrington, this impeccably maintained three-level split home offers a serene retreat with a full walk-out basement backing onto green space. Boasting 5 bedrooms and 3.5 bathrooms, contemporary luxury , finished walkout basement, backing on green space . Upon entering, the expansive open layout immediately impresses, blending elegance with comfort seamlessly. The centerpiece of the home, the kitchen, features a Gas Cook-top, exquisite Quartz Countertops, and a spacious Island—a masterpiece. With a double oven, it's ideal for both elaborate dinner parties and everyday family meals. Upstairs, the master suite includes a walk-in closet and a lavish 5-piece ensuite bath. Three additional generous bedrooms and a sizable laundry room complete the upper level. The fully finished walk out basement, thoughtfully done by the builder, includes a bedroom, a full bath, and a living room. Just steps away from a serene pond, this home invites perfect morning or evening walks in nature**

Inclusions:
Property Listed By:

None
eXp Realty

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

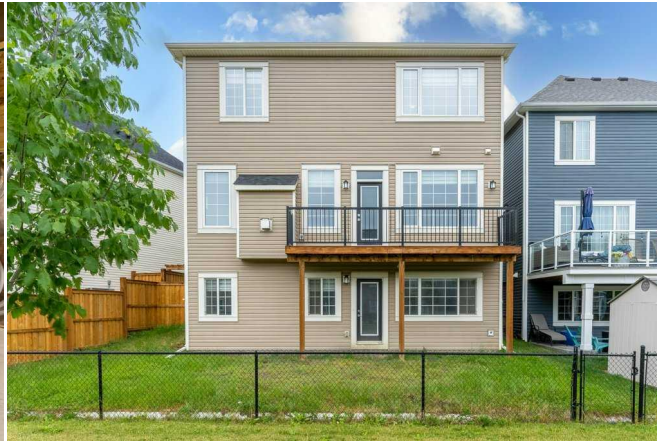
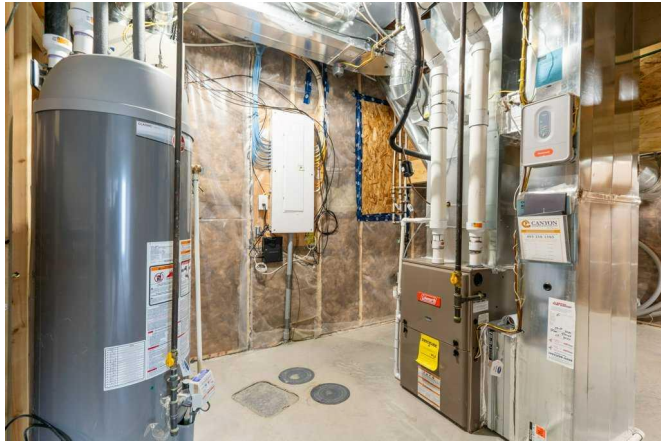












36 Carrington Ct NW, Calgary, AB

1st Floor Exterior Area 1168.05 sq ft
Excluded Area 305.61 sq ft



PREPARED: 2024/09/28
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 1373.38 sq ft



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36 Carrington Ct NW, Calgary, AB

Basement (Below Grade) Exterior Area 952.60 sq ft
Excluded Area 101.72 sq ft



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