



THE
A-TEAM

**RE/MAX
FIRST**

151 CARRINGHAM WAY NW Way, Calgary T4B 3P5

MLS®#: **A2163151**

Area: **Carrington**

Listing Date: **09/05/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,301**
Low Sqft:
Ttl Sqft: **2,301**

DOM

13
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Up/Down**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Brick,Mixed,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Range,Microwave,Refrigerator**
Int Feat: **Bathroom Rough-in,High Ceilings,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`7" x 12`6"
Bedroom	Second	13`5" x 11`0"
Bedroom	Second	9`4" x 12`7"
4pc Bathroom	Second	5`8" x 8`7"
Foyer	Main	6`7" x 8`9"
Living Room	Main	13`3" x 16`1"
Kitchen	Main	15`6" x 10`2"
Mud Room	Main	7`2" x 7`11"

Room	Level	Dimensions
3pc Ensuite bath	Second	7`9" x 8`3"
3pc Ensuite bath	Second	9`11" x 8`0"
Bedroom	Second	11`2" x 9`5"
Bonus Room	Second	14`10" x 15`1"
2pc Bathroom	Main	5`0" x 5`1"
Dining Room	Main	15`6" x 11`3"
Spice Kitchen	Main	6`4" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210438

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this Stunning 2023 Build Luxury Detached Home in Carrington Northwest community of Calgary, This Fully furnished house offers luxurious living with 2301 sq ft. It features 4 spacious bedrooms and 4 baths including 2 primary bedrooms with walk-in closets and ensuite bathrooms, and a versatile bonus room plus convenience of laundry on the same level. The gourmet kitchen is fitted with quartz countertops, a glass range hood, an ample pantry, and an additional convenient spice kitchen, perfect for culinary enthusiasts. Builder provided side entrance to the basement, with 9 ft high ceilings - a unique upgrade, offers flexibility and potential for additional living space. The property comes furnished with modern furniture, fitted with essential home appliances for added convenience. Moreover, there's a double car garage provided for generous parking space. This property is just a short walk from a bustling plaza with major grocery stores, cafes, restaurants, and a gas station. Additionally, residents can enjoy the convenience of a nearby park for leisure and recreation. This house is not only a dream home but also a lucrative investment opportunity. Ready to move in, this home offers an unmatched blend of luxury, convenience, and comfort. Don't miss the chance to make this beautiful property your own. Contact us today to schedule a viewing!

Inclusions:
Property Listed By:

**Washer/Dryer, Refrigerator, Dishwasher, 2 electric cooktops, Microwave
eXp Realty**

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