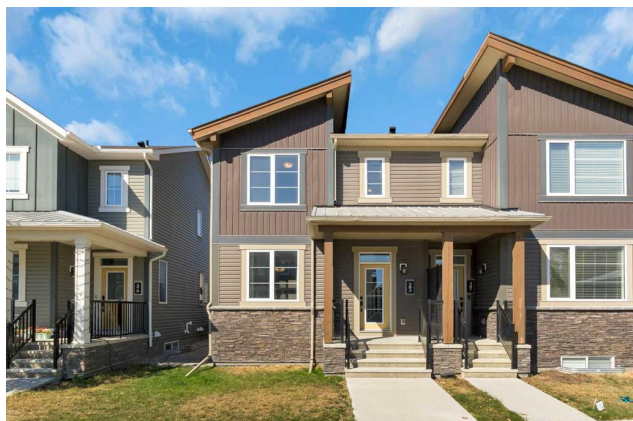




**283 CARRINGTON Circle, Calgary T3P 0Y6**

MLS®#: **A2165546** Area: **Carrington** Listing Date: **09/13/24** List Price: **\$599,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **2,174 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**  
 Sewer: Ext Feat: **BBQ gas line,Private Entrance** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`5" x 18`7"	Dining Room	Main	10`1" x 11`1"
Kitchen	Main	15`4" x 12`8"	Living Room	Main	19`6" x 12`9"
2pc Bathroom	Main	3`6" x 7`1"	Laundry	Upper	7`2" x 5`7"
Bedroom - Primary	Upper	14`3" x 13`4"	Walk-In Closet	Upper	4`11" x 6`6"
5pc Ensuite bath	Upper	9`11" x 8`5"	Bedroom	Upper	10`1" x 10`3"
Bedroom	Upper	12`0" x 11`0"	4pc Bathroom	Upper	4`11" x 10`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1810797**

Remarks

Pub Rmks: **Welcome to this beautiful and bright, open concept home. The main floor has 9 foot ceiling, gorgeous wide plank flooring, and tons of windows providing lots of natural light. As you walk in the front door, a nice entryway greets you and gives ample space to welcome your guests. The dining room is at the front of the home and fits a large table, perfect for family gatherings. Talk about a dream kitchen! Open to both the dining room and living room, this kitchen has it all - espresso-colored shaker cabinets contrasting with the modern white quartz countertops, oversized island, and stainless steel appliances. Off of the kitchen is the most spacious living room. Lots of room for couches, kids' toys and just enjoying time together. The back of the home leads you to a half bathroom, mudroom and the double attached garage. The charming side yard is great for those fun BBQ's or an evening of roasting marshmallows over the fire. Upstairs are three great sized bedrooms, two full bathrooms and laundry. The master suite has a huge bedroom, walk in closet with a bonus area for a dresser or make up table, and a 5 piece ensuite with a stand up shower and soaker tub. The other two bedrooms are great sizes and have a very spacious bathroom to use. Upstairs laundry is another great feature. The basement offers lots of storage or future development if desired. This home has been very well taken care of and shows pride of ownership. A couple minute walk around the corner is a wonderful park, playground, basketball court, bike track and upcoming retail. Carrington is an ideal neighbourhood, family oriented and quick access to major routes. You will love where you live. Schedule your showing today!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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





