

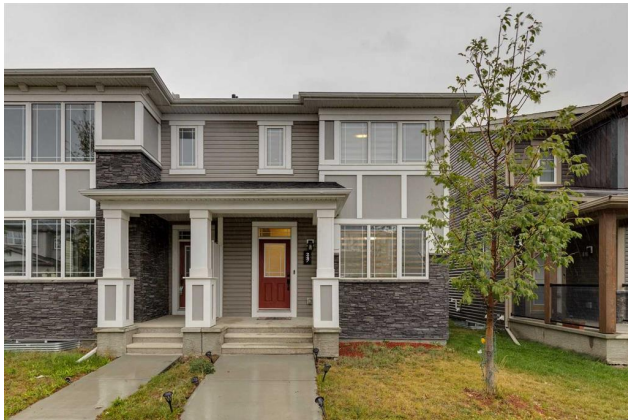


THE
A-TEAM

**RE/MAX
FIRST**

247 CARRINGTON Circle, Calgary T3P 0Y6

MLS®#: **A2165837** Area: **Carrington** Listing Date: **09/16/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **2,195 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Gazebo,Low Maintenance Landscape,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Faces Rear,Paved**

DOM

3
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: **Stone,Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 12`0"	Dining Room	Main	10`0" x 10`0"
Living Room	Main	19`0" x 14`0"	Bedroom - Primary	Second	14`0" x 13`2"
Bedroom	Second	11`8" x 10`6"	Bedroom	Second	10`0" x 10`0"
Laundry	Second		2pc Bathroom	Main	
4pc Bathroom	Second	6`6" x 6`0"	5pc Ensuite bath	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1810797

Remarks

Pub Rmks:

Welcome to the vibrant and growing new community of Carrington! This REAR DOUBLE ATTACHED GARAGE home boasts incredible value! Offering nearly 1800 sqft of above grade living space plus an unspoiled basement for those looking to add more! As you enter, you're welcomed to a spacious front entry with 9-foot ceilings and wide plank laminate flooring. An open-concept living and dining space with a large kitchen island and quartz countertops throughout provide a wow factor! Timeless kitchen cabinetry with upgraded stainless steel appliances and large windows throughout provide loads of natural sunlight! The convenient pantry behind the kitchen island and additional storage and counter space are a nice additional touch. Leading to the mudroom with plenty of storage, you have the rear attached double garage for convenience. Off to the side, you have a large patio with a gazebo to host friends and family. Upstairs, you are greeted to three large bedrooms and a dedicated laundry room! The primary retreat is massive and offers a large walk-in closet and a spa-like 5 piece en-suite! Bedroom 2 and 3 are ideal with a second full bathroom to complete this floor. This home comes equipped with AC and is walking distance to No Frills, restaurants, parks, basketball courts and community amenities! Don't miss your chance to own this great home for years to come!

Inclusions:
Property Listed By:

**TV Mount in Living Room, Gazebo outside, Security Panel
Century 21 Bamber Realty LTD.**

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

