



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**227 CARRINGHAM Road, Calgary T3P 1V4**

MLS®#: **A2167099**

Area: **Carrington**

Listing Date: **09/26/24**

List Price: **\$978,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **3,616 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,955**  
Low Sqft:  
Ttl Sqft: **2,955**

DOM

**10**  
Layout  
Beds: **4 (4)**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>22`8" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 12`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 17`4"</b>
<b>Office</b>	<b>Main</b>	<b>8`10" x 9`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`1" x 15`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>16`5" x 11`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 11`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`9" x 18`4"</b>
<b>Family Room</b>	<b>Second</b>	<b>19`11" x 12`10"</b>			

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Title:	Zoning:
<b>Fee Simple</b>	<b>R-G</b>
Legal Desc:	<b>2210100</b>

Remarks

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Pub Rmks:	<b>Presenting 227 Carringham Road NW, a showcase of modern design and functional sophistication and loos like a NEW. This impressive 4-level split residence offers a refined blend of style, comfort, and practicality, The intelligently designed layout caters to the needs of growing families, featuring a grand foyer, sophisticated living area with electric fireplace, expansive kitchen island, and private office. The sleek kitchen boasts ample cabinetry and premium stainless steel appliances, a spacious walk-in pantry. Upstairs, a spacious bonus room with soaring ceilings and electric fireplace provides an idyllic setting for relaxation or entertainment. Four generously sized bedrooms, including a luxurious master suite with walk-in closet and ensuite, are paired with a conveniently located laundry room and 4-piece bathroom. Unfinished basement has separate entrance easy for future develop and access. Over \$110K value upgrades includes kitchen, bathroom, railing and auto blinds etc. Residents benefit from seamless access to Carrington shopping Plaza(existing stores include No Frills grocery store, AllTime Fitness, McDonald's and Shell gas) , playgrounds, and Stoney Trail highway.</b>
Inclusions:	<b>None</b>
Property Listed By:	<b>CIR Realty</b>

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