



THE
A-TEAM

**RE/MAX
FIRST**

114 CARRINGFORD Close, Calgary T3P 2H3

MLS®#: **A2167677**

Area: **Carrington**

Listing Date: **09/22/24**

List Price: **\$1,249,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,768**
Low Sqft:
Ttl Sqft: **2,768**

Lot Information

Lot Sz Ar: **5,758 sqft**
Lot Shape:

DOM

6
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Few Trees,Landscaped,Street Lighting,Pie Shaped Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Playground,Private Entrance,Private Yard**

Construction:

Concrete,Stone,Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Garburator,Gas Cooktop,Gas Range

Int Feat:

Chandelier,Double Vanity,Granite Counters,Kitchen Island,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`10" x 6`4"
Pantry	Main	3`10" x 2`11"
Spice Kitchen	Main	11`0" x 6`0"
2pc Bathroom	Main	6`10" x 2`11"
Bedroom - Primary	Second	16`1" x 13`8"
Bedroom	Second	12`6" x 11`0"
Bedroom	Second	13`11" x 10`2"
5pc Bathroom	Second	11`1" x 4`11"
Walk-In Closet	Second	6`10" x 6`1"

Room	Level	Dimensions
Office	Main	11`10" x 9`6"
Kitchen	Main	16`0" x 11`9"
Mud Room	Main	9`3" x 7`4"
Bonus Room	Second	14`8" x 14`2"
6pc Ensuite bath	Second	8`9" x 7`9"
Bedroom	Second	12`10" x 12`6"
5pc Ensuite bath	Second	7`7" x 7`7"
Walk-In Closet	Second	8`10" x 4`11"
Laundry	Second	6`2" x 5`1"

Family Room
Bedroom
4pc Bathroom

Basement
Basement
Basement

22`10" x 15`11"
11`9" x 10`8"
8`1" x 4`11"

Den
Bedroom
Dining Room
Legal/Tax/Financial

Basement
Basement
Main

9`10" x 7`1"
14`8" x 10`1"
10`11" x 9`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G
40360445

Remarks

Pub Rmks:

OPEN HOUSE From 2-4 pm on 27, 28 & 29 of Sept. 2024. 4+2 Beds(Incl. 2 Masters) & 4.5 Baths, 2 Kitchens, Bonus and Office FULLY FINISHED WALKOUT HOME located in a huge pie shaped lot backing on to Tranquil PONDS/Env. Reserve and Surrounded by Ponds, Pathways, Plaza, Stores & Daycares in the Sought After Community of Carrington, NW Calgary. The Sunny & Bright Home offers unparalleled comfort and elegance living with the total Living Space of 3720 Sqft. and loaded with extras, featuring Upgraded Premium Vinyl Sidings, Large Triple Pane Windows, Extra Colour Coated LVP Floorings, 9' Knockdown Ceilings (all), 8' Doors, Numerous Dimmable Pot-lights and Modern Ceiling Lights, Dual Zone Furnace, Solar R/I, EV Charger R/I and much more. When you step into the home through the Large Foyer and Office, the open concept Main Floor with huge windows facing to the ponds will impress you when get through Huge Main Gourmet Kitchen with large Island and the Bright Spice Kitchen with large pantry. Both kitchens are upgraded with the Quality Quartz Countertop, Up to Ceiling Heights Cabinets, Blanco Farmhouse Sinks, Golden Moen Brand Sink Faucets and full of Latest Modal Samsung SS Appliances Package with all Wi-Fi compatible including Gas Cooktop, Range, Powerful (650 CFM) Chimney Hood Fans, B/I Combo Micro Oven, Large Double French Door Refrigerator with B/I iPad, Dishwasher, Garburator, B/I Garbage Bin & Lazy Susan. The Bright Central Formal Dining Room provides a space for your formal lunch and dinner. The expansive and Bright Living Room with the Gas Fireplace provides a ample space for your families and guests to rest comfortably with the views of outside ponds and open space. The Dura Deck facing to ponds allows your family and guests to entertain your Summer BBQ by enjoying a spectacular views of Ponds, Open Sky and Ravine arounds. The upgraded mud room with Hall Tree Bench and Large Closest with B/I Shoes Rack welcomes you through the garage. The upgraded Stairs with quality LVP and Walnut Colour Wood Railings takes you up to the huge Bonus Room located in Carpet Free 2nd Floor. The Huge Primary and the Secondary Master Bedrooms with the large pond views windows are loaded with large Walk-in Closet, 6 Pcs Primary En-suite with Bath Oasis and 5 Pcs Secondary En-suite Bath. Both En-suites and the Common Bathroom are upgraded with quartz countertop, dual sinks and tile walls. The 3rd Bedroom with Jack and Jill common bathroom can be used as 3rd Master Bedroom as well. The 4th Bedroom with large closest could be your other kids or guest's bedroom. The Upgraded Laundry Room and The Samsung SS Dryer/ Washer with AI OptiWash & Auto Dispense Features completes the 2nd floor. The fully finished Basement is developed with one bedroom, large den, full bath, open office and Huge, Bright & Impressive Living Room with Large Ponds Views Windows and Future Bar/ Kitchen R/I. You could convert to a Two Bedrooms Secondary Suite that subject to approval and permitting by the City/ Municipality.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









