



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 CARRINGTON Rise, Calgary T3P 0B1**

MLS®#: **A2168364**      Area: **Carrington**      Listing Date: **09/25/24**      List Price: **\$859,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **3,487 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,157**  
 Low Sqft:  
 Ttl Sqft: **2,157**

DOM

**34**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 16`6"	Mud Room	Main	11`3" x 5`8"
Kitchen	Main	15`2" x 8`9"	Dining Room	Main	15`2" x 10`1"
Laundry	Main	5`5" x 6`1"	2pc Bathroom	Main	5`1" x 5`0"
Bedroom - Primary	Upper	17`7" x 13`8"	Bedroom	Upper	10`4" x 11`6"
Bedroom	Upper	10`6" x 10`0"	4pc Bathroom	Upper	4`11" x 11`1"
5pc Ensuite bath	Upper	9`8" x 10`11"	Bonus Room	Upper	12`7" x 14`6"
Family Room	Basement	29`4" x 17`8"	Furnace/Utility Room	Basement	16`9" x 5`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1810797**

Remarks

Pub Rmks: **Open house Saturday and Sunday, Sept 28 & 29 1:00-4:00pm, Nestled on a tranquil street in the highly sought-after community of Carrington, this charming home welcomes you with a lovely front porch leading into a bright, spacious, open-concept main floor. The seamless flow between the living area, dining space, and gourmet kitchen creates the perfect setting for entertaining guests or enjoying family evenings. The heart of the home features a large quartz island, ample cabinetry, and a spacious walk-in pantry. The sunny, south-facing family room and bright kitchen/dining area are flooded with natural light, making it the perfect spot to bask in the morning sun while enjoying your coffee. Upstairs, you'll find a generous bonus room with large windows—ideal for a home office, cozy movie theater, or play area. The master bedroom serves as a peaceful retreat, complete with a large walk-in closet and an ensuite bath featuring a stand alone tub and a wide standing shower. Two additional well-sized bedrooms and a second full bathroom, both filled with natural light, ensure comfort for the entire family. The partially finished basement offers additional space for entertainment and leisure activities. Plus, all furniture is included in the sale price, making this home move-in ready! Located just minutes from Carrington Plaza, which offers convenient shopping at stores like No Frills, All-time Fitness, and Shell gas station, this prime location also provides easy access to a children's playground, Stoney Trail, the future C-Train Green Line, and numerous other amenities. Call your favorite Realtor today to schedule a showing!**

Inclusions:  
Property Listed By: **N/A**  
**TrustPro Realty**

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















