



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 CARRINGHAM Gate, Calgary T3P 1W1**

MLS®#: **A2170975**      Area: **Carrington**      Listing Date: **10/07/24**      List Price: **\$799,900**  
 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: **2,992 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,323**  
 Low Sqft:  
 Ttl Sqft: **2,323**

DOM

**22**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 10`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`7" x 15`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`6" x 8`6"</b>	<b>Storage</b>	<b>Main</b>	<b>7`1" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`1" x 8`10"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 8`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 14`10"</b>	<b>Family Room</b>	<b>Upper</b>	<b>14`11" x 18`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`4" x 6`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 12`9"</b>

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2210100**

Remarks

Pub Rmks: **Move-In Ready | 4-Bedrooms | 2.5-Bathrooms | Open Floor Plan | High Ceilings | Ample Natural Light | Expansive Living Space | Stainless Steel Appliances | Granite Countertops | Gold Hardware | Pantry | Main Level Storage | Mudroom | Upper Level Family Room | Upper Level Laundry | Basement Side Entry | Front Attached Garage & Driveway. Welcome to this stunning 2-storey family home boasting 2323 SqFt throughout the main and upper levels with an additional 806 SqFt in the unfinished basement ready to grow with your family. The main level opens to a foyer with closet storage. Head into the heart of the home to a grand open floor plan perfect for entertaining. The kitchen is finished with crisp white cabinetry, granite countertops, gold hardware, stainless steel appliances and a large kitchen island with barstool seating. Off the kitchen is a walk-in pantry and mudroom that connects to the interior garage door for an easy grocery drop! The dining and living rooms are full of natural light as these rooms are framed with large windows. Off the dining room is a door that leads to the backyard making indoor/outdoor living easy. The living room is accented with a gas fireplace to amplify the comfort. The main level has a storage room that is multi-use; a home office, kids play room or even storage. The main is complete with a 2pc bathroom. Upstairs holds 4 bedrooms, 2 full bathrooms, a family room and laundry room. The primary bedroom is expansive and is complemented with a walk-in closet and 5pc ensuite bathroom. The ensuite has a double vanity, deep tub/shower combo. Bedrooms 2, 3 & 4 are all great sized, each with great closet space. These bedrooms share the main 4pc bathroom with a tub/shower combo and extended vanity with storage. The upper level family room is a great addition for evening relaxation! The laundry room upstairs is a bonus as it is located near all the bedrooms. Downstairs, the unfinished basement has a separate side entrance and has rough-ins making it an easy space to transform to fit your family. The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. This home has easy access to Stoney Trail and all amenities. Enjoy the perks of living in a brand new neighborhood with parks, playgrounds and walking paths! Hurry and book a showing at this incredible home today!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Crown**

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









