



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 CARRINGWOOD Grove, Calgary T3P 2A8**

MLS®#: **A2172774**

Area: **Carrington**

Listing Date: **10/12/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 27-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area  
Abv Sqft: **1,600**  
Low Sqft:  
Ttl Sqft: **1,600**

Lot Information

Lot Sz Ar: **2,871 sqft**  
Lot Shape:

DOM

**40**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Gas Range,Microwave Hood Fan,Washer/Dryer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`11" x 7`7"	2pc Bathroom	Main	2`8" x 6`8"
Living Room	Main	11`6" x 12`10"	Dining Room	Main	8`4" x 12`10"
Kitchen	Main	8`11" x 12`9"	Pantry	Main	5`6" x 3`3"
Mud Room	Main	9`6" x 3`4"	Entrance	Main	3`10" x 3`5"
Bonus Room	Upper	10`2" x 12`11"	Laundry	Upper	3`1" x 2`11"
Bedroom	Upper	8`10" x 8`9"	Bedroom - Primary	Upper	12`8" x 11`5"
Walk-In Closet	Upper	6`2" x 4`11"	4pc Ensuite bath	Upper	6`5" x 10`10"

<b>Bedroom Storage</b>	<b>Upper Basement</b>	<b>8`10" x 9`9" 27`2" x 15`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 11`3"</b>
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R-G</b>
Legal Desc:	<b>2310577</b>
Remarks	

Pub Rmks: **Discover this stunning 3-bedroom, 2.5-bath single-family home (less than 1 year DEC 2023) with a spacious bonus room, perfectly situated in the desirable community of Carrington NW. This home greets you with an elegant entrance and features an open-concept floor plan, ideal for both comfortable living and entertaining. The sun-drenched living spaces, modern design, and attention to detail create a warm and inviting ambiance. The kitchen boasts modern, two-toned white and grey cabinets, upgraded appliances including a gas range, and extra pantry space—perfect for cooking. A side entrance to the basement offers endless possibilities for future development. The primary suite serves as a tranquil retreat, complete with a luxurious ensuite and ample closet space. Additional highlights include a front-attached garage, providing convenience and ample storage. The home is surrounded by a variety of amenities, including nearby transit, day homes, schools, parks, playgrounds, and a grocery store, all within walking distance. With quick and easy access to Stoney Trail, CrossIron Mills, and just 15 minutes to the airport, commuting is a breeze, connecting you to the best of Calgary. Whether you're a growing family or simply seeking modern living with all the conveniences, this home checks all the boxes.**

Inclusions: **Gas Range, Microwave hood fan, Refrigerator, washer/dryer, Dishwasher**

Property Listed By: **eXp Realty**

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







