



THE
A-TEAM

**RE/MAX
FIRST**

181 CARRINGTON Crescent, Calgary T3P 1R2

MLS®#: **A2177087**

Area: **Carrington**

Listing Date: **11/02/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,466 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,354**

Low Sqft:

Ttl Sqft: **2,354**

DOM

19

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Rectangular Lot
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 16`4"
Dining Room	Main	13`5" x 11`7"
2pc Bathroom	Main	
Bedroom	Upper	11`4" x 13`3"
5pc Bathroom	Upper	
Laundry	Upper	6`7" x 12`2"
4pc Bathroom	Basement	

Room	Level	Dimensions
Living Room	Main	16`0" x 13`10"
Bonus Room	Upper	15`11" x 13`4"
Bedroom	Upper	10`7" x 9`7"
Bedroom	Upper	15`11" x 13`1"
5pc Ensuite bath	Upper	
Family Room	Basement	15`8" x 16`2"
Bedroom	Basement	11`5" x 13`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2011586

Remarks

Pub Rmks: **Nestled beside a peaceful pond in the serene Carrington community, this impeccably designed and fully upgraded 2-storey walk-out home is ready for you. With soaring 9-foot ceilings and elegant designer finishes throughout, this residence masterfully blends luxury with everyday comfort. The main level features a bright living room with large windows that allow natural light to flood the space, creating an inviting atmosphere. The open-concept kitchen showcases beautiful cream cabinets, granite countertops, stainless steel appliances, and a massive kitchen island, complemented by a pantry for added convenience. A spacious formal dining room, a mudroom, and a 2-piece bathroom complete this level, all adorned with trendy vinyl flooring. The upper floor offers a versatile layout that includes a large bonus room, perfect for family gatherings or a cozy media space. There are also two generously sized bedrooms and a stylish 5-piece bathroom, ensuring ample space for everyone. The luxurious master bedroom serves as a private retreat, featuring a 5-piece ensuite bathroom with quartz countertops, dual under-mount sinks, and a relaxing tub for unwinding after a long day. This thoughtfully designed upper level is a testament to comfort and functionality. The fully finished walk-out basement provides additional living space, boasting a large family room, a bedroom, and a third full bathroom, making it ideal for guests or an independent living area. Notable upgrades include 9-foot ceilings in the basement, 8-foot doors on all three levels, and high-quality kitchen finishes. With easy access to Stoney Trail and all essential amenities nearby, this home effortlessly combines luxury and convenience. Don't miss out on this incredible Carrington gem—book your private showing today!**

Inclusions:
Property Listed By: **n/a
Homecare Realty Ltd.**

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









