



THE
A-TEAM

**RE/MAX
FIRST**

156 CARRINGTON Circle, Calgary T3P 0Y4

MLS®#: **A2177511**

Area: **Carrington**

Listing Date: **11/05/24**

List Price: **\$753,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **2,224**
Low Sqft:
Ttl Sqft: **2,224**

DOM

15
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,443 sqft**
Lot Shape:

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`3" x 15`5"	Dining Room	Main	15`5" x 12`8"
Kitchen	Main	15`5" x 9`0"	Den	Main	7`1" x 7`11"
2pc Bathroom	Main	0`0" x 0`0"	Pantry	Main	0`0" x 0`0"
Bedroom	Upper	9`10" x 9`4"	Bedroom - Primary	Upper	13`6" x 12`8"
Loft	Upper	14`10" x 11`4"	4pc Ensuite bath	Upper	0`0" x 0`0"

**Laundry
Bedroom**

**Upper
Upper**

**0`0" x 0`0"
13`5" x 10`4"**

**4pc Bathroom
Bedroom**
Legal/Tax/Financial

**Upper
Upper**

**0`0" x 0`0"
9`3" x 12`4"**

Title:
Fee Simple
Legal Desc:

TBV

Zoning:
R-G

Remarks

Pub Rmks: **The Whistler has 4 bedrooms upstairs and a loft space that will leave you with lots of room for your growing family. The primary bedroom has a walk-in closet, private ensuite with quartz countertops and a walk-in shower with a glass door. This 2-car garage, single-family detached home has 9' main floor ceilings and luxury vinyl plank flooring throughout the main floor. The living room has an electric fireplace and opens to the kitchen, which features quartz counters and several pot lights. From the garage you will enter into a good-sized mudroom with a walk-in pantry off of it. There is also a small office space on the main floor for those who work from home with close proximity to the kitchen and living areas. This home is equipped with a side door and a 3-piece bathroom rough-in for any future basement suite developments with City approval. This home is being built in an already established part of Carrington. With Samsung stainless steel kitchen appliances already included, this home is will be ready for possession this Winter - allowing you just enough time to purchase, pack and move in! Enjoy close access to the community's very own commercial area. Featuring a grocery anchor store and new stores added regularly! With just a 10-minute drive to Cross Iron Mills Shopping Mall or a 15-minute drive to the airport, you can't find a better place to call home. Don't forget about the playgrounds and skatepark, or winding down with a nice walk around the pond and greenspaces.**

Inclusions:
Property Listed By:

**N/A
RE/MAX Crown**

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

