



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**202 CARRINGTON Circle, Calgary T3P 0Y4**

MLS®#: **A2177517**

Area: **Carrington**

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

List Price: **\$795,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,287 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,435**  
Low Sqft:  
Ttl Sqft: **2,435**

DOM

**88**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Street Lighting**  
Park Feat: **Double Garage Attached,Driveway,On Street**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**  
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>15`9" x 14`11"</b>
<b>Den</b>	<b>Main</b>	<b>12`9" x 10`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 11`8"</b>
<b>Loft</b>	<b>Upper</b>	<b>12`5" x 11`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 13`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`8" x 14`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 10`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**TBV**

Remarks

Pub Rmks:

**The Norquay has 3 bedrooms upstairs, each with a walk-in closet and a loft space that will leave you with lots of room for your growing family. The primary bedroom comes with a bath oasis ensuite, which includes a separate shower and bathtub, quartz countertops, tiled flooring and an enclosed space for the toilet. 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 an 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**



## Norquay – Main Floor



Unselected Options: Main Floor Bedroom, Side Door Entry

Printed on 2/11/23

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation.



## Norquay – Second Floor



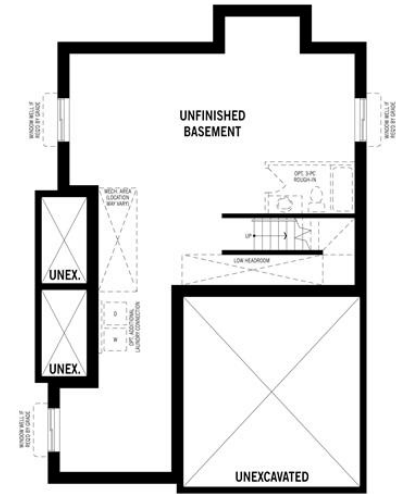
Unselected Options: 4th Bedroom w/ Loft, Bath Oasis, Dual Primary Bedroom w/ Third Bedroom, Dual Primary Bedroom w/ Loft

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## Norquay – Basement



Unselected Options: Rear Basement Entry, Finished Basement

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