



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 CARRINGFORD Road, Calgary T4B 3P5**

MLS®#: **A2178306**

Area: **Carrington**

Listing Date: **11/13/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,675**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,675**

Lot Information

Lot Sz Ar:

**2,230 sqft**

Lot Shape:

DOM

**7**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Mixed**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**High Ceilings,Vinyl Windows**

Utilities:

Room Information

Room  
**2pc Bathroom**  
**4pc Bathroom**  
**Bedroom**

Level  
**Main**  
**Second**  
**Second**

Dimensions  
**0`0" x 0`0"**  
**0`0" x 0`0"**  
**9`3" x 14`4"**

Room  
**4pc Ensuite bath**  
**Bedroom - Primary**  
**Bedroom**

Level  
**Second**  
**Second**  
**Second**

Dimensions  
**0`0" x 0`0"**  
**13`11" x 11`5"**  
**9`2" x 14`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-G**

Legal Desc:

2410545

Remarks

Pub Rmks:

**Welcome to this stunning, brand new semi-detached home located in the vibrant community of Carrington, NW Calgary. Perfectly crafted for modern living, this home offers beautifully designed space with great finishes throughout. As you step inside, you'll be greeted by a bright, open-concept main floor, featuring luxury vinyl plank flooring, large triple glazed windows, and a contemporary kitchen with quartz countertops, a spacious peninsula, and stainless steel appliances. The living and dining areas flow seamlessly together, making it ideal for entertaining and family gatherings. Additionally, there's a versatile bonus room perfect for a home office, family room, or play area. Upstairs, you'll find 3 generous bedrooms, including a primary suite with a walk-in closet and an ensuite bath. This home is also equipped with wireless power switches with the potential to control from cell phone. One of the unique features of this home is the separate entrance to the basement, offering excellent potential for rental income, an in-law suite, or a private space for guests. The basement is a blank canvas awaiting your creative touch, with the possibility to develop it into an additional living area. This location is very close to ponds and walkways along with easy access to Highway and shopping plazas. Don't miss out on this amazing opportunity to own a new home in one of Calgary's most sought-after neighborhoods!**

Inclusions:

None

Property Listed By:

CIR Realty

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









