



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 CARRINGTON Close, Calgary T3P 1P7**

MLS®#: **A2179124**

Area: **Carrington**

Listing Date: **11/16/24**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **-\$34k, 25-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,455 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,167**  
Low Sqft:  
Ttl Sqft: **2,167**

DOM

**77**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot,Zero Lot Line**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**

Sewer:  
Ext Feat: **Balcony,BBQ gas line,Private Entrance**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 15`6"
Pantry	Main	5`9" x 5`7"
Foyer	Main	7`2" x 4`9"
2pc Bathroom	Main	5`1" x 5`0"
Bedroom - Primary	Upper	17`6" x 13`7"
5pc Ensuite bath	Upper	11`0" x 9`8"

Room	Level	Dimensions
Kitchen	Main	14`8" x 9`0"
Dining Room	Main	14`8" x 9`9"
Mud Room	Main	8`10" x 3`4"
Bonus Room	Upper	12`7" x 10`6"
Walk-In Closet	Upper	8`9" x 5`8"
Bedroom	Upper	10`7" x 10`0"

**Bedroom**  
**4pc Bathroom**  
**Bedroom**  
**Office**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

**11`5" x 10`3"**  
**11`1" x 4`11"**  
**14`11" x 11`0"**  
**5`4" x 4`11"**  
**13`10" x 7`3"**

**Laundry**  
**Game Room**  
**Other**  
**3pc Bathroom**  
**Storage**

**Upper**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**6`1" x 5`6"**  
**13`8" x 12`2"**  
**9`1" x 4`4"**  
**7`2" x 4`10"**  
**13`3" x 8`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2010847**

Zoning:  
**R-G**

Remarks

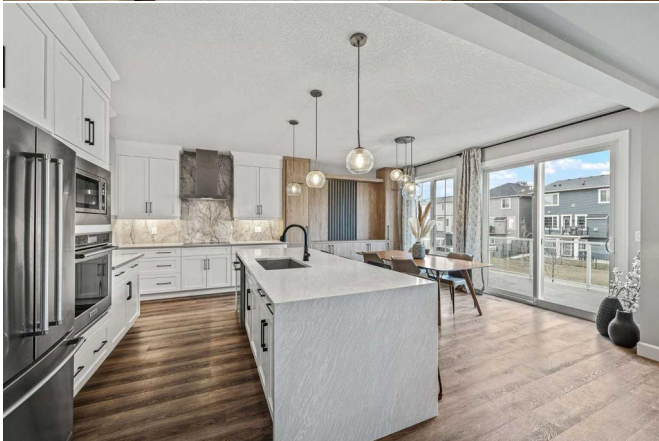
Pub Rmks: **Welcome to your dream home, nestled in the family-friendly community of Carrington. This exquisite two-story walkout residence spans just over 2,800 square feet of living space, offering a luxurious yet comfortable living space with four bedrooms, three full bathrooms, and one half-bathroom. Situated on a south-facing lot that overlooks green space and is just steps from tranquil nature ponds, this home offers an exceptional blend of beauty and convenience. Upon entry, you are welcomed by an abundance of natural light, elegant design, upgraded lighting fixtures, 9-foot ceilings, and 8-foot doors on both the main and upper levels. The living room provides a cozy gathering space with large windows, featuring a custom-tiled accent wall and a contemporary gas fireplace, built-in shelving, and a coffered ceiling, ideal for family gatherings and entertaining. The kitchen is a culinary haven, equipped with built-in appliances, an induction cooktop, a massive 8.5-foot island with quartz waterfall countertops, ceiling-height two-tone cabinetry with soft-close hinges and undermounted lighting, a walk-in pantry, and an extended kitchen for ample storage. From the dining area, step onto the expansive 29-foot south-facing deck, complete with a sleek glass railing and a gas line for easy outdoor grilling—perfect for sunny-day relaxation or entertaining family and friends. On the upper level, the primary suite is exceptionally spacious, featuring an opulent ensuite with a shower enclosed in 10ml glass, a freestanding soaker tub, dual vanities, and a walk-in closet with built-in organizers. Two additional great sized bedrooms on the 2nd level share a four-piece bathroom, along with a cozy bonus room and a conveniently located laundry room with built-ins. The fully finished lower level offers a recreation room with an entertainment wall, wet bar, and a built-in computer workstation, and a fourth bedroom with a 3-piece bathroom next to it, ideal for guests or extended family. The walkout basement opens to a beautifully landscaped, fully fenced backyard with a low-maintenance design and a stamped concrete patio extending 29 feet across. Additional highlights include a 200 electrical panel, Exterior LED Track lights, a heated, insulated, and dry-walled double garage with built-in cabinets for ample storage. Situated just steps from natural ponds, pathways, parks, this home also provides convenient access to the Carrington Commercial Shopping Centre, bike paths, Stoney Trail, Deerfoot Trail, and is minutes from Calgary International Airport.**

Inclusions: **Refrigerator in Garage, Freezer in Garage, Shed, TV Wall Mount in Primary Bedroom, Mirror on Wall on Main Level**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

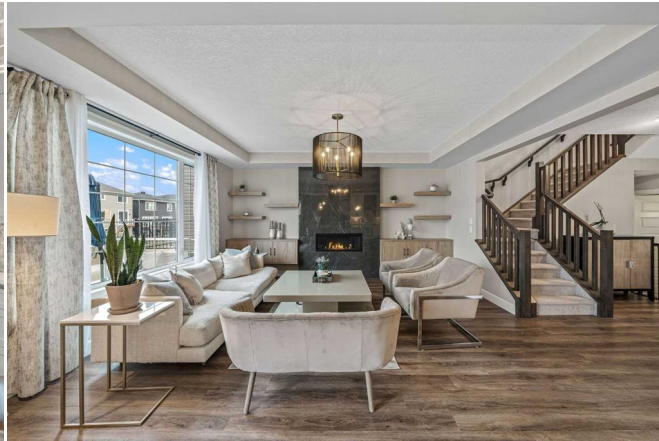
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



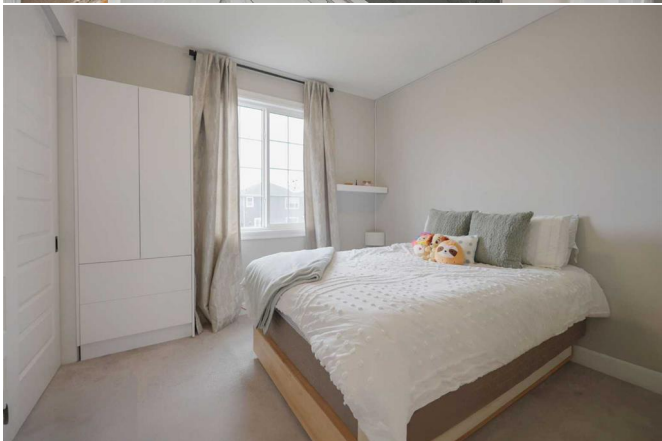




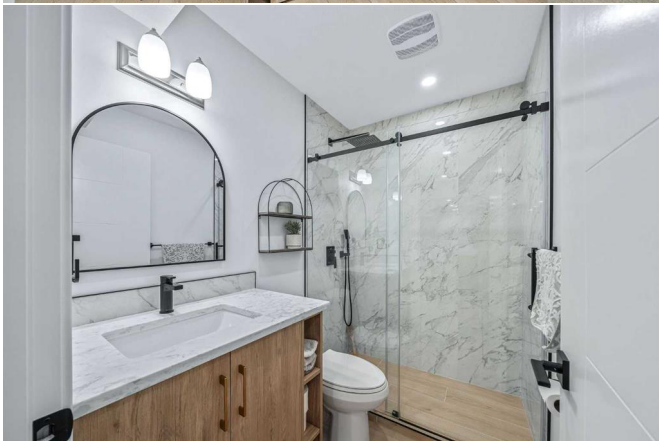
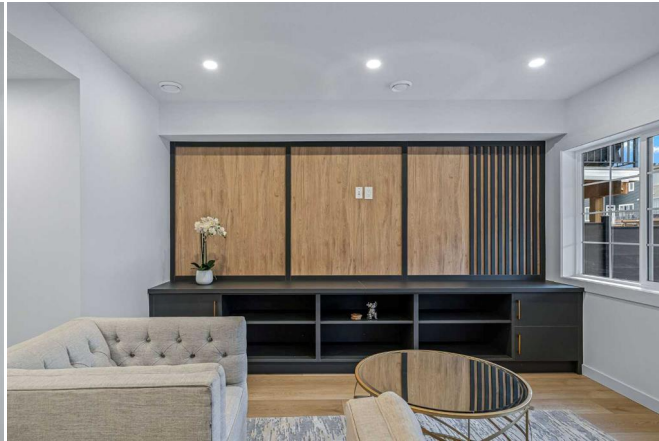












**40 CARRINGTON CLOSE NW**  
 RECA MEASUREMENT STANDARD - CALCULATED  
 MAIN LEVEL (AG) - 1001.36 Sq Ft / 93.02 m<sup>2</sup>  
 UPPER LEVEL (AG) - 1166.49 Sq Ft / 108.26 m<sup>2</sup>  
 TOTAL ABOVE GRADE RMS SIZE - 2167.85 Sq Ft / 201.28 m<sup>2</sup>  
 BASEMENT DEVELOPED AREA (BG) - 687.44 Sq Ft / 63.80 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BU) - 313.32 Sq Ft / 29.16 m<sup>2</sup>  
 TOTAL AG+BG AREA - 3169.21 Sq Ft / 294.00 m<sup>2</sup>

Floor plan details:  
 - Kitchen: 100' x 10'  
 - Living Room: 100' x 10'  
 - Bedroom: 100' x 10'  
 - Bathroom: 100' x 10'  
 - Deck: 200' x 10'  
 - Garage: 100' x 10'  
 - Primary Bedroom: 100' x 10'  
 - Bedroom: 100' x 10'  
 - Family Room: 100' x 10'  
 - Utility: 100' x 10'  
 - Laundry: 100' x 10'  
 - Office: 100' x 10'  
 - Storage: 100' x 10'



