



THE
A-TEAM

**RE/MAX
FIRST**

76 CARRINGTON Close, Calgary T3P 1P7

MLS®#: **A2183223**

Area: **Carrington**

Listing Date: **01/02/25**

List Price: **\$1,158,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **2,832**
Low Sqft:
Ttl Sqft: **2,832**

DOM

8
Layout
Beds: **6 (4 2)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,058 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Lawn,No Neighbours Behind,Landscaped,Rectangular Lot

Park Feat:

Double Garage Attached,Driveway,In Garage Electric Vehicle Charging Station(s),Insulated

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	13`10" x 9`6"	2pc Bathroom	Main	5`1" x 5`8"
Kitchen	Main	18`3" x 12`2"	Dining Room	Main	15`2" x 9`2"
Living Room	Main	16`0" x 14`3"	Mud Room	Main	7`6" x 9`3"
Bonus Room	Upper	16`11" x 14`4"	Bedroom - Primary	Upper	16`2" x 14`0"
4pc Ensuite bath	Upper	8`10" x 10`11"	Bedroom	Upper	17`6" x 10`4"

Bedroom Upper 15`0" x 11`5"
5pc Bathroom Upper 10`7" x 7`8"
Kitchen Basement 13`5" x 14`0"
Bedroom Basement 9`5" x 13`8"
2pc Bathroom Basement 3`7" x 6`2"
Den Basement 10`1" x 9`6"

Bedroom Upper 16`2" x 11`1"
Laundry Upper 7`7" x 10`2"
Living Room Basement 16`6" x 14`4"
Bedroom Basement 9`4" x 10`6"
3pc Bathroom Basement 7`6" x 5`0"
Furnace/Utility Room Basement 18`10" x 8`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
 Legal Desc: 2010847

Remarks

Pub Rmks: **This stunning, fully developed 6-bedroom, 3 full bathroom, 2 half bathroom home has been meticulously maintained and is perfect for a growing family, investor, or those wanting multi-generational living. Backing onto Carrington Lake, this sprawling 2,832-square-foot walkout home is beautiful both inside and out and offers over 4,000 square feet of developed space across three levels. The main level features 9' ceilings and has large windows throughout the home flood the main living areas with natural light from morning to night. There is a large den/office space at the front of the home, perfect for a work-from-home space or a children's play area. The timeless white kitchen is complete with an oversized island with quartz countertops, a farmhouse sink, a suite of stainless-steel appliances including a chimney hood fan, and a corner pantry for additional storage. The kitchen opens to the large dining area and expansive living space, which is complete with a central gas fireplace and tile surround. A wall of windows overlooking the lake allows natural light to keep the space bright all day while providing a peaceful and tranquil view. A large deck can be accessed off the main living area and has views overlooking the lake. The upper level has 9' ceilings, 8' passage doors and offers four bedrooms with a central bonus room providing separation between the primary suite and the secondary bedrooms. The primary suite spans 16' x 14' and is complete with a 4-piece ensuite featuring dual sinks, a tiled walk-in shower, and a large walk-in closet. Three additional large bedrooms, each with their own walk-in closets, a full bathroom and a laundry room with additional storage complete this level. The lower level offers over 1,100 square feet of additional developed space with a walk-out overlooking the backyard and lake. The fully finished basement has a 2-bedroom suite (illegal), 1.5-bathrooms and a den. The basement has the ideal layout with bedrooms on either side of the space. It is complete with a large kitchen with ample storage which overlooks the living area that has access to the large backyard. The backyard has plenty of green space for the family to enjoy and has direct access to the walkway around Carrington Lake. This beautiful home has a large double attached garage with EV charging, an upgraded 200amp electrical panel, water softener and central A/C, providing added everyday comfort in the ideal location within the community. This home checks every box: a fully developed home with a walkout basement that backs onto a lake, is heavily upgraded throughout, and meticulously cared for - don't miss this opportunity.**

Inclusions: **Suite Appliances: Dishwasher, Dryer, Microwave, Hood Fan, Refrigerator, Stove, Washer**
 Property Listed By: **Charles**

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











