



THE
A-TEAM

**RE/MAX
FIRST**

71 CARRINGFORD Road, Calgary T4B 3P5

MLS®#: **A2186297**

Area: **Carrington**

Listing Date: **01/08/25**

List Price: **\$624,900**

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

13

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 unfinished basement which provides additional potential options for future development. 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







