



THE
A-TEAM

**RE/MAX
FIRST**

51 CARRINGHAM Way, Calgary T3P 1V2

MLS®#: **A2187279** Area: **Carrington** Listing Date: **01/16/25** List Price: **\$759,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,841 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Lawn,Landscaped,Street Lighting,Private**
 Park Feat: **Double Garage Attached**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction: **Asphalt,Concrete**
 Heating: **Central,Fireplace(s),Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`6"	Dining Room	Main	13`11" x 8`7"
Kitchen	Main	13`11" x 9`10"	Living Room	Main	14`10" x 17`9"
4pc Ensuite bath	Second	9`6" x 9`6"	5pc Bathroom	Second	7`1" x 12`5"
Bedroom	Second	9`5" x 14`7"	Bedroom	Second	9`10" x 15`3"
Family Room	Second	11`4" x 16`8"	Laundry	Second	6`9" x 9`8"
Bedroom - Primary	Second	12`11" x 15`4"	Walk-In Closet	Second	5`3" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210100

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your new home at 51 Carringham Way by Mattamy Homes. This bright and spacious 3 beds+ 2.5 baths house with tons of natural light complete with double garage and over 2100 sqft living space, is a MUST SEE! Step into an open floor plan adorned with a 9' ceiling, and luxury vinyl plank flooring throughout the kitchen and living room. Every detail has been thoughtfully chosen to enhance your comfort and style. The living area features an electric fireplace(upgraded) to enhance the ambiance of this home and large windows overlooking the fenced backyard allowing natural light to pour through the rooms all day. The contemporary kitchen is a chef's delight, featuring upgraded stainless steel appliances, Ceiling-High kitchen cabinets, Quartz Countertops, soft-close drawers, etc. UPGRADED railings to the upper level, you will find the spacious master suite boasts large walk-in closets. The private 4-piece ensuite is complete with a lovely soaking tub. Two more spacious bedrooms with their walk-in closets, share a 5-piece bathroom. A versatile family room(can be changed into the 4th bedroom), and the convenience of laundry on the same level complete the upper floor.UPGRADED side entrance to the basement, complete with a 3-piece rough-in with 9 ft high ceilings that offers flexibility and potential additional living space for future basement development. This home is close to green spaces, walking paths, schools, public transit, and a short drive to all major amenities. Enjoy relaxing walks in the beautiful park and pond close by. Walking distance to the plaza with restaurants, grocery stores, gym, medical, pharmacy, dentist, and many convenient merchants to enjoy. Quick and easy access to Stoney Trail and 15 minutes from the Calgary airport. A large skatepark is also only walking distance away to enjoy! Book a private showing today and step into the lifestyle you deserve!

Inclusions:
Property Listed By:

NONE
Homecare Realty Ltd.

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











