

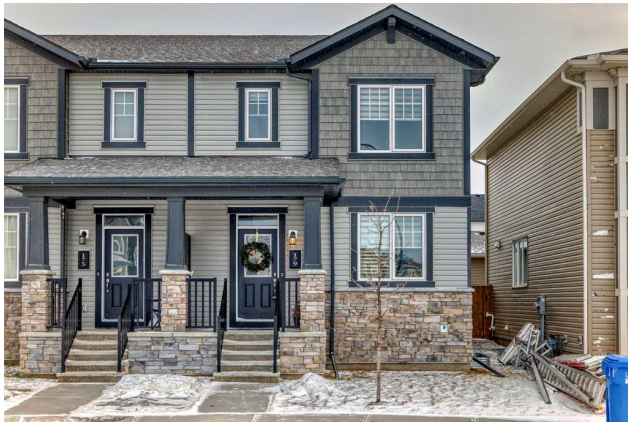


THE
A-TEAM

**RE/MAX
FIRST**

179 CARRINGHAM Road, Calgary T3P 1V3

MLS®#: **A2188466** Area: **Carrington** Listing Date: **01/20/25** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **2,206 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting,Paved,Private**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,768**
 Low Sqft:
 Ttl Sqft: **1,768**

DOM
33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Private Yard,Storage**

Construction: **Brick,Concrete,Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	15`3" x 7`3"	2pc Bathroom	Main	6`7" x 3`1"
Living Room	Main	12`5" x 19`2"	Kitchen With Eating Area	Main	12`7" x 15`5"
Dining Room	Main	12`6" x 10`1"	Entrance	Main	5`7" x 6`2"
Laundry	Second	5`7" x 6`6"	Bedroom	Second	10`6" x 11`10"
Bedroom	Second	10`8" x 9`11"	4pc Bathroom	Second	10`9" x 4`11"
Bedroom - Primary	Second	12`5" x 14`0"	Walk-In Closet	Second	8`4" x 4`11"
4pc Ensuite bath	Second	7`7" x 10`2"			

Title: **Fee Simple**
Legal Desc: **2210100**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to your new home at 179 Carringham Road NW by Mattamy Homes. This bright and spacious 3 beds+ 2.5 baths Semi-detached (NO CONDO FEES) complete with a low-maintenance and fenced backyard, a double attached garage, and over 1700 sqft living space, is a MUST SEE! Over \$10,000 Upgrades include light fixtures, concrete patio, blinds throughout the home, fence, etc. Step into the home you'll be greeted by a beautiful entry that leads you into the open-concept living area. The bright living room seamlessly flows into the roomy dining area and kitchen. You'll appreciate the upgraded vinyl floors creating a modern and inviting atmosphere. Conveniently located on the main floor, you'll find a powder room, additional closet and storage shelf, entrance to your double attached garage, and garden door to your concrete patio and fenced rear yard. Heading upstairs, The master bedroom features a 4 pc ensuite bathroom and a walk-in closet, providing a private retreat. Another 4 pc bathroom serves the other two good-sized bedrooms. The convenience of laundry on the same level completes the upper floor. The basement offers flexibility and potential additional living space for future development. Situated in a desirable location, this home offers a convenient and vibrant lifestyle. Close to green spaces, walking paths, schools, and public transit, and it is 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 within walking distance! Book a private showing today and step into the lifestyle you deserve!**

Inclusions: **NONE**
Property Listed By: **Homecare Realty Ltd.**

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











