



THE
A-TEAM

**RE/MAX
FIRST**

308 CARRINGTON Way, Calgary T3P 1N5

MLS®#: **A2191454**

Area: **Carrington**

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

List Price: **\$699,800**

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:

1,799

Year Built:

2019

Low Sqft:

Ttl Sqft:

1,799

Lot Information

Lot Sz Ar:

5,166 sqft

Lot Shape:

DOM

3

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Dog Run Fenced In,Front Yard

Double Garage Attached,Garage Door Opener,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Dog Run,Private Yard**

Construction:

Composite Siding,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Bar,Breakfast Bar,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 11`11"	Flex Space	Main	13`0" x 6`1"
Kitchen	Main	15`5" x 11`11"	Dining Room	Main	10`4" x 10`1"
Foyer	Main	6`1" x 5`9"	Mud Room	Main	8`3" x 5`3"
2pc Bathroom	Main	6`5" x 3`0"	Bedroom - Primary	Second	13`11" x 13`1"
4pc Ensuite bath	Second	10`2" x 4`11"	Bedroom	Second	11`10" x 10`6"
Bedroom	Second	10`0" x 9`11"	Laundry	Second	6`6" x 5`8"
4pc Bathroom	Second	11`0" x 4`10"	Game Room	Lower	13`7" x 12`8"

Bedroom
3pc Bathroom

Lower
Lower

11'3" x 9'3"
8'5" x 4'10"

Storage
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

9'3" x 5'6"
23'4" x 4'0"

Title:
Fee Simple
Legal Desc:

1911103

Zoning:
R-G

Remarks

Pub Rmks:

Your search for a perfect home has come to an end! Located on a quiet street, this meticulously maintained home in beautiful Carrington will check all of your home search boxes. Awesome curb appeal with both the yard condition and dwelling will have you wanting more. Total open concept main level from front to back screams 'welcome home'. Dream kitchen is loaded with upgrades including quartz countertops with undermount sink, plenty of tasteful cupboard/storage space, island, a coffee bar, and stainless steel appliances. The kitchen is situated between the dining and living room areas, making it perfect for entertaining guests or spending a quiet night with your family. Generous sized dining and living areas make furniture placement easy. Completing the main level are a large back foyer and a half bathroom. Pristine vinyl plank and tile flooring coverage. Upper level is highlighted by a large primary bedroom which comes complete with a walk-in closet and full ensuite. Two additional bedrooms, a full bathroom, and a walk-in laundry room with sink and dedicated shelf for folding laundry are simply icing on the cake. Natural lighting throughout dominates keeping it warm and bright in the winter and central A/C to keep things cool in the summer. Professionally developed lower level includes a large recreation room, another bedroom, a 3 piece bathroom, work area, and loads of storage space everywhere. Huge pie shaped south facing backyard has everything you need to enjoy your time outside on those warm summer days. It is truly something to behold as the owners have taken tremendous pride in every detail. List of backyard features is extensive and includes pergola, a shed, lots of plants and trees and large planter boxes along with an enclosed area for a potential dog run. Parking is a breeze with a double garage and additional parking pad for another vehicle. Close to shopping, walking paths, area ponds, and playgrounds making this area ideal for the growing family. A short distance to Stoney Trail, which will get you just about anywhere. This special home awaits its new owners, Seeing truly is believing.

Inclusions:
Property Listed By:

Central Air Conditioner
CM Real Estate Group

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









