



THE
A-TEAM

**RE/MAX
FIRST**

42 CARRINGFORD Way, Calgary T3P 2G7

MLS®#: **A2192491** Area: **Carrington** Listing Date: **02/04/25** List Price: **\$667,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **1,539**
Lot Information Low Sqft:
 Lot Sz Ar: **3,588 sqft** Ttl Sqft: **1,539**
 Lot Shape:

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|---------------------|--------------|----------------------|
| Great Room | Main | 12`0" x 12`10" | Dining Room | Main | 7`8" x 12`10" |
| Kitchen | Main | 9`0" x 12`10" | Mud Room | Main | |
| 2pc Bathroom | Main | | Loft | Upper | 10`1" x 13`0" |
| Bedroom | Upper | 8`11" x 8`9" | Bedroom | Upper | 8`11" x 9`9" |
| Bedroom - Primary | Upper | 12`8" x 11`5" | 4pc Bathroom | Upper | |
| 4pc Ensuite bath | Upper | | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C

TBV

Remarks

Pub Rmks: **The Cypress is a 1,539 sq. ft. detached home with a 2-car garage, located in the sought-after Carrington community. Designed with premium Design Studio finishes, this home features quartz countertops, luxury vinyl plank (LVP) flooring, and structural upgrades, including a 9' basement foundation and side door entry. Plus, it comes equipped with solar panels for added energy efficiency. Upstairs, the primary bedroom offers a walk-in closet and a beautiful ensuite. Down the hall, you'll find two additional bedrooms, a main bath, and a convenient laundry room. Residents will enjoy access to planned schools, an environmental reserve, and recreational facilities, all designed to complement a vibrant lifestyle.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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

