



THE
A-TEAM

**RE/MAX
FIRST**

51 CARRINGFORD Way, Calgary T3P 2G7

MLS®#: **A2193147**

Area: **Carrington**

Listing Date: **02/09/25**

List Price: **\$877,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,864**
Low Sqft:
Ttl Sqft: **2,864**

DOM

13
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Great Room	Main	11`8" x 16`0"
Kitchen	Main	14`6" x 16`0"
3pc Ensuite bath	Main	
2pc Bathroom	Main	
Bedroom - Primary	Upper	12`5" x 16`2"
Bedroom	Upper	10`4" x 11`3"
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	10`5" x 16`0"
Bedroom	Main	11`4" x 12`1"
Mud Room	Main	
Bedroom	Upper	11`5" x 14`8"
Loft	Upper	14`9" x 21`6"
Bedroom	Upper	10`9" x 10`3"
4pc Ensuite bath	Upper	

Laundry

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

TBV

Remarks

Pub Rmks:

The Bishop plan is 2,864 sq ft. and has a main floor bedroom with private ensuite. This 2-car garage, single- family detached home has a separate side door entrance and features luxury vinyl plank flooring throughout the main floor with 8' doors. The kitchen features quartz countertops, full-height kitchen cabinets, chimney hood fan and a large island. Upstairs has a large loft space and 4 bedrooms.. This home has a south-facing back yard, backing onto an alley and includes privacy fencing on the alley side. Enjoy close access to the community's very own commercial area. Featuring a grocery anchor store and new stores added regularly! You're just a 10-minute drive to Cross Iron Mills Shopping Mall or a 15-minute drive to the airport, you can't find a better place to call home.

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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

