



THE
A-TEAM

**RE/MAX
FIRST**

140 CARRINGHAM Road, Calgary T3P 1V3

MLS®#: **A2197298**

Area: **Carrington**

Listing Date: **03/06/25**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,841 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,111**
Low Sqft:
Ttl Sqft: **2,111**

DOM

47

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Garden,Lighting,Playground,Private Yard**

Construction:
Mixed
Flooring:
Carpet,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	21`4" x 15`7"
Living Room	Main	58`0" x 48`11"
Kitchen	Main	45`8" x 31`2"
Pantry	Main	18`4" x 16`2"
Family Room	Upper	54`8" x 37`2"
Walk-In Closet	Upper	20`3" x 14`9"
Bedroom	Upper	38`10" x 32`3"

Room	Level	Dimensions
2pc Bathroom	Main	18`7" x 17`9"
Dining Room	Main	45`1" x 26`6"
Mud Room	Main	20`6" x 24`4"
Laundry	Upper	31`5" x 21`11"
Bedroom	Upper	38`10" x 30`11"
5pc Bathroom	Upper	41`0" x 23`3"
Walk-In Closet	Upper	18`4" x 14`9"

Bedroom - Primary Walk-In Closet	Upper Upper	48`8" x 42`5" 29`6" x 17`0"	5pc Ensuite bath Furnace/Utility Room Legal/Tax/Financial	Upper Basement	30`11" x 31`2" 43`9" x 39`11"
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Title: Fee Simple Legal Desc:		Zoning: R-G			
	2210100			Remarks	

Pub Rmks:	<p>Best priced home in the area with double attached garage!! Priced to sell! Welcome to your new home in the vibrant and sought-after community of Carrington! This exquisite two-storey residence, which has never been lived in, showcases modern, sleek finishes that cater to today’s discerning buyer. The living area is perfect for family gatherings or entertaining guests, while large windows fill the space with natural light. The heart of the home is the gourmet kitchen, equipped with top-of-the-line built-in appliances, stunning quartz countertops, and full-height cabinets. Adjacent to the kitchen, the dining area provides ample space for family dinners and special occasions. Upstairs, you’ll find three generously sized bedrooms, each designed with comfort in mind. The master suite is a serene retreat, complete with a luxurious ensuite bathroom featuring elegant finishes and fixtures. The additional bedrooms are perfect for family members or guests and are serviced by a well-appointed second bathroom. The bonus room offers versatile space that can be used as a home office, playroom, or entertainment area, giving you endless possibilities to tailor the home to your lifestyle. This property also boasts numerous upgrades, including stylish tile in the bathrooms and modern knock-down ceilings throughout. A separate side entrance leads you to a spacious unfinished basement, ready for your creative ideas. With rough-in plumbing for a future bathroom, this space is primed for customization, whether you envision an additional living area, or more bedrooms. As an added benefit, this home comes with a builder warranty and a new home warranty, providing you with peace of mind for years to come. Conveniently located near a shopping plaza and with easy access to Stoney Trail, this property offers the perfect blend of luxury and practicality. Don’t miss your opportunity to own this remarkable home in Carrington! Call today to schedule your private viewing before it’s gone!</p>				
Inclusions:	WINDOW COVERINGS				
Property Listed By:	First Place Realty				

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













