



THE
A-TEAM

**RE/MAX
FIRST**

71 CARRINGFORD Road, Calgary T4B3P5

MLS® #: **A2197516** Area: **Carrington** Listing Date: **02/26/25** List Price: **\$619,900**
 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: **2024**
Lot Information
 Lot Sz Ar: **2,230 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Level**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,675**
 Low Sqft:
 Ttl Sqft: **1,675**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Mixed**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	14`4" x 9`3"
Bedroom	Second	14`4" x 9`5"	Bedroom - Primary	Second	13`11" x 11`5"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

2410545

Remarks

Pub Rmks:

BRAND NEW | 3 BEDROOMS + FLEX | 2.5 BATHROOMS | SEPARATE SIDE ENTRANCE | Welcome to this stunning, brand new semi-detached home with Separate side entrance to the basement and 9ft Ceilings on main floor located in the vibrant community of Carrington, NW Calgary situation close to all amenities. As you step inside, you'll be greeted by a bright, open-concept main floor with 9ft Ceiling height , featuring luxury vinyl plank flooring, large triple glazed windows, and a contemporary kitchen with quartz countertops, a spacious peninsula, and upgraded stainless steel appliances. The living and dining areas flow seamlessly together, making it ideal for entertaining and family gatherings. Additionally, there's a versatile bonus/flex room perfect for a home office, family room, or play area. Upstairs, you'll find 3 generous sized bedrooms and two full bathrooms, including a primary suite with a walk-in closet . This home is also equipped with WIRELESS power switches with the potential to control from cell phone. One of the unique features of this home is the separate entrance to the unfinished basement which provides additional potential options for future development. This location is very close to amenities such as grocery store, gas station, cafes, restaurants, ponds and walkways along with easy access to Highway and shopping plazas. Don't miss out on this amazing opportunity to own a new home in one of Calgary's most sought-after NW neighbourhoods!

Inclusions:

NONE

Property Listed By:

PREP Realty

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







