



THE
A-TEAM

**RE/MAX
FIRST**

177 CARRINGTON Crescent, Calgary T3P 1R2

MLS® #: **A2204473**

Area: **Carrington**

Listing Date: **03/21/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,089 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,812**

Low Sqft:

Ttl Sqft: **1,812**

DOM

25

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Concrete Driveway, Double Garage Attached, Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title: Fee Simple	Zoning: R-G
Legal Desc: 2011586	

Remarks

Pub Rmks: **Don't miss this gorgeous home with walkout basement that backs onto the ponds. This home has a double attached garage, 3 bedrooms up. The master bedroom is**

spacious with a large 5 piece ensuite. The ensuite has dual vanities, tile shower and soaker tub. Upstairs you will also find a bonus room and balcony overlooking the street perfect for a morning coffee. The home also has a deck overlooking overlooking the pond. The kitchen is stylish with lovely blue cabinets, lots of counter space and perfect for hosting friends and family. Book your showing today.

Inclusions:
Property Listed By:

2 mounted tv brackets
Real Broker

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







