



GRASSROOTS
REALTY GROUP

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14 Garneau Gate Carstairs, Alberta

MLS # A2219559



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Crown Molding, High Ceilings, Quartz Counters		

Inclusions: None

Exciting update! New carpets installed June 2nd on stairs and the entire 2nd floor. Main floor hardwood being refinished week of July 7-10. This charming 3-bedroom, 3.5-bath two-story home offers the perfect blend of comfort and convenience. Ideally located close to schools and the local rec centre, it's perfect for families or anyone seeking an active, community-focused lifestyle. It features a bright, open-concept layout on the main level with a large kitchen, quartz countertops, lots of beautiful deep redwood cabinets in the large modern kitchen. Newer range and large pantry for storage. Great dining room space for family gatherings leading into the living room where a cozy gas fireplace will keep you warm on those cold winter months. Upstairs are 2 large bedrooms with a 4pc bath, and a huge primary bedroom with 4pc ensuite. The fully developed basement with a nice 4pc bath is ideal as a family room, home office, gym, or all of the above. A fully fenced backyard — great for pets, kids, and entertaining. With an attached garage for added convenience and storage, this well-maintained property checks all the boxes for location, space, and amenities. Move-in ready and waiting for you to call it home!