



**GRASSROOTS**  
REALTY GROUP

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**703 West Highland Link  
Carstairs, Alberta**

**MLS # A2233831**



**\$659,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** TV Mounts, Swing set in backyard.

Step inside to an open and bright main floor that's perfect for family living. The cozy living room features a gas fireplace with built-in shelving &mdash; ideal for curling up with a book or gathering with friends. The kitchen offers a large island, lots of counter space, and flows perfectly into the dining area for easy entertaining. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a private ensuite. The bonus room adds valuable extra space for a playroom, home office, or second living area. Downstairs, the unfinished basement is framed and ready for your ideas &mdash; whether you're thinking of a gym, rec room, or guest suite. The large backyard is perfect for summer BBQs, gardening, or simply relaxing under the prairie sky. You'll also love the green space nearby, with walking paths and open areas that add to the peaceful, spacious feel of the neighborhood. Set on a quiet, family-friendly street and close to parks, schools, and everything Carstairs has to offer &mdash; this is the kind of place where memories are made.