



GRASSROOTS
REALTY GROUP

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**740 Carriage Lane Drive
Carstairs, Alberta**

MLS # A2247853



\$385,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,124 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Cabinets and Shelves in Garage, TV and Mount

Great Family Home or Investment Opportunity in Carstairs! Live up and rent down – this versatile three-bedroom home offers excellent value with a functional layout, an attached garage, and a separate walk-up entrance to the basement with 9' ceilings, providing excellent potential for flexible living arrangements or income opportunities. Inside, you'll find a freshly painted, bright interior with an open-concept floorplan. The spacious living room features a cozy gas fireplace, perfect for family gatherings or quiet evenings. The kitchen is well-designed with an island and eating bar, stainless steel appliances (including a new microwave hood fan), and a handy corner pantry. The adjoining dining area comfortably fits a large table, making it great for entertaining. The main floor includes three generously sized bedrooms and a 4-piece bathroom. The primary bedroom offers a walk-in closet, a private 4-piece ensuite, and direct access to a 15' x 10' deck — a great place to enjoy your morning coffee. There's also a convenient main floor laundry area with a stackable washer and dryer. The basement features 9' ceilings and a rough-in for a bathroom. With its own private entrance leading to the backyard, it's a blank canvas offering many possibilities — whether for extended family, a roommate, a home business, or rental potential. The yard is fully fenced and landscaped, with morning sun in the backyard and evening sun in the front. The attached garage is a standout, equipped with custom-built shelves, drawers, and a workbench for all your storage and hobby needs. Furniture is negotiable, and quick possession is available. Whether you're looking for a comfortable home for your family or a property with strong investment potential, this one checks all the boxes. Call your favourite Realtor today to book a private showing!

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