72 Mackenzie Way
Carstairs, Alberta

MLS # A2249754

$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,490 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, None, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry		

Inclusions: Garden Shed, 2 Island Barstools, Vivint Security System with NO contact

Welcome to this BEAUTIFULLY MAINTAINED and ENERGY-EFFICIENT 2-STOREY in the heart of CARSTAIRS offering style, comfort and space for the whole family. From the moment you arrive you’ll notice the CURB APPEAL, LANDSCAPED YARD and inviting WEST-FACING COVERED FRONT PORCH, the perfect spot to wind down. Step inside to a BRIGHT OPEN main floor where a spacious entryway leads to the living room filled with NATURAL LIGHT from the LARGE FRONT WINDOWS. The dining area flows into the MODERN KITCHEN with WHITE CABINETRY, SOFT-CLOSE DRAWERS, STAINLESS STEEL APPLIANCES, PANTRY and plenty of counter space for everyday cooking and entertaining. A REAR MUDROOM and 2-PC BATHROOM complete the main level. Upstairs an OPEN-RAILED STAIRCASE leads to 3 BEDROOMS, a full 4-PIECE BATH and UPSTAIRS LAUNDRY. The PRIVATE PRIMARY SUITE offers a WALK-IN CLOSET and its own ENSUITE creating your personal retreat. The BASEMENT is ready for your vision. Out back you will love the FULLY FENCED YARD with a 22’ x 14’ DECK and REAR LANE ACCESS, ideal for a FUTURE GARAGE, RV PARKING or extra room to play. Close to PARKS, SCHOOLS, PLAYGROUNDS, ARENA, GOLF COURSE, SHOPPING and RESTAURANTS, CARSTAIRS offers SMALL-TOWN CHARM with a QUICK COMMUTE to AIRDRIE and CALGARY. This TURN KEY home checks all the boxes and is ready for it’s new owner!