



GRASSROOTS
REALTY GROUP

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1024 Carriage Lane Drive
Carstairs, Alberta

MLS # A2255507



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Hood fan		

This spotless home was built by a local reputable builder (Anchored Custom Homes) and it backs the Nature Space in Carstairs. It has many added features such as extra windows, special trim, oversized island, wood shelves and much more that is evident when you walk through. The front entry is spacious with its full height ceiling. Go next Into the great room which has vaulted ceilings and vinyl plank flooring. The generous sized living room has a gas fireplace with windows on each side and a brick feature wall. The bright white kitchen has a large island with quartz counters and lots of counter space and cabinets. The microwave is tucked under the counter and the pantry is a walk thru one with wood shelves. The dining room is large enough for a big table and has a big window which faces the back yard and the view of the park/nature space WITHOUT ANY NEIGHBORS BEHIND. The door from the dining area leads to the covered back deck and the partially fenced yard. There is an area with gravel that is ready for a patio level. Back inside on the main floor is the powder room with quartz counter, a laundry room and the entry to the garage. The 23x24 ft garage is insulated, drywalled and painted and has an infrared heater. It easily fits 2 vehicles. Upstairs you will find a large primary bedroom with ensuite which has double vanities and a separate shower as well as soaker tub. The walk in closet is large. There are 2 more bedrooms on this level with nice windows and great closets. The main bathroom is large. The basement is ready for your development ideas with large windows and 9 ft ceilings. There is an alley on the west side of the house which makes RV parking easy. Make an appointment today to see this special home. You will not be disappointed.

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