



GRASSROOTS
REALTY GROUP

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**651 West Highland Crescent
Carstairs, Alberta**

MLS # A2261591

\$649,000



Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,459 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Level		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Shed

Pride of ownership shines throughout this beautifully maintained, custom-built home in the sought-after West Highlands community of Carstairs. Offered by the original owners who customized the design in collaboration with a reputable local builder, this thoughtfully tailored layout offers both comfort and sophistication—perfect for those seeking a refined small-town lifestyle. The welcoming open-concept main floor features a soaring vaulted ceiling and a striking three-sided fireplace that provides a warm visual divide between the living and dining areas. The kitchen is a delight for the home cook, complete with granite countertops, a gas range, and ample workspace for entertaining. A secondary bedroom and full bathroom, along with a generous laundry and storage room, complete the main level. Privately tucked above the garage, the primary suite is a peaceful retreat with a walk-in closet, 3-piece ensuite, and charming window seat overlooking the neighborhood. Downstairs, the walkout basement extends your living space with in-floor heat, a spacious recreation room large enough for a pool table, living room, a third bedroom, and a full bathroom—ideal for guests or family visits. Step outside to enjoy tranquil views of the expansive greenspace beyond your private backyard, featuring a large upper and lower decks, gated RV pad and beautifully maintained landscaping. Additional highlights include a heated double garage, central air conditioning, a newer hot water tank, and central vacuum. Situated in one of Carstairs’s most desirable neighborhoods, this property offers the perfect balance of elegance, ease, and small-town charm.