



**742 Carriage Lane Drive
Carstairs, Alberta**

MLS # A2264849

\$415,000



Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	1,060 sq.ft.	Age: 2007 (19 yrs old)
Beds:	5	Baths: 3
Garage:	Single Garage Attached	
Lot Size:	0.09 Acre	
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh	

Heating: Forced Air, Natural Gas **Water:** -

Floors: Carpet, Ceramic Tile, Hardwood **Sewer:** -

Roof: Asphalt Shingle **Condo Fee:** -

Basement: Full **LLD:** -

Exterior: Concrete, Vinyl Siding, Wood Frame **Zoning:** R-2

Foundation: Poured Concrete **Utilities:** -

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance

Inclusions: None

Welcome to this charming half-duplex, loaded with upgrades with 3 good size bedrooms at the main level, plus 2 spacious bedrooms in the lower level and certainly there's room for everyone to comfortably settle in this house. The master bedroom has a walk-in closet and a full 4-piece ensuite bathroom, this pleasing house has an open layout, where the kitchen flows into the dining and living areas, fostering a sense of togetherness for family and friends and conveniently laundry is located at the main level. The fully finished basement provides additional space to unleash your creativity, a perfect place for a home office, recreation area plus two good size additional family rooms and an another 4-piece washroom in the basement. This gorgeous property comes with oversized single car garage; 9ft ceiling, spacious pantry, gas fireplace, striking hardwood floorboards, huge lovely windows, the back yard is beautifully fenced which is ready to accommodate all your outdoor ideas plus there is a deck next to the primary bedroom to enjoy the nature. Come and experience the natural charisma that this delightful half-duplex offers in the town of Carstairs. Don't miss out this incredible opportunity to commence a beautiful family life here. Kindly contact your favorite real estate professional to view this house and let your dream come true.