



GRASSROOTS
REALTY GROUP

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**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 (18 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.