



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 4 Bethune Way Carstairs, Alberta

**MLS # A2267541**



# \$570,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** shed, all floating shelves in bonus room, white deck railing is behind shed and will stay, man door on main will stay, black shelves in basement

Where Comfort Meets Community in Carstairs's Havenfields at 4 Bethune Way! This home is more than a place to live — it's where connection and convenience come together. Step outside and you'll find yourself surrounded by walking paths that wind around a peaceful pond, a skating rink just down the way, and the grade 5&ndash;12 school only a short stroll from your front door (with easy bussing to the elementary school). A cheerful playground right across the street sets the scene for laughter and play. Inside, the grand entryway opens to a space designed for real life — the kind that feels both polished and welcoming. From the garage, a walk-through pantry keeps your groceries organized. The open main floor invites conversation and comfort, where the modern kitchen with its generous island meets a sunlit living room anchored by a cozy gas fireplace. Upstairs, find a versatile bonus room that adapts to your lifestyle — movie nights, playtime, or a quiet retreat. Two bright bedrooms and a full bath offer space for everyone, while the primary suite delivers pure relaxation with its walk-in closet and spa-inspired five-piece ensuite. Upstairs Laundry with a modern feel and NEW washer and dryer. 5 new fans dispersed throughout the home. Step out back and discover your own outdoor sanctuary — a massive deck with a pergola perfect for summer evenings, surrounded by plenty of lawn and garden space to unwind or entertain. New trees have been added for additional privacy. A conveniently located dog run for the furry family love. There's even a garden shed for your tools and treasures. This home captures what life in Carstairs is all about — community, comfort, and room to grow. Come see for yourself and experience why 4 Bethune Way feels like home from the very first step inside. Your next chapter

starts here!