



**816, 800 Carriage Lane Place
Carstairs, Alberta**

MLS # A2268177



\$599,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,828 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped | | |

| | | | |
|-------------------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: Closet(s) | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In | | |

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Wine Fridge, Washer and Dryer, Kitchen Table and Sectional on Main floor, All window covering, Pergola, Shed, TV Mount

Welcome to this charming two-story home, perfectly situated on a quiet corner lot in one of Carstairs'; most family-friendly neighborhoods. Just a 3-minute drive to the elementary school and a short walk to Carriage Lane Park and the Carstairs Nature Space, this location offers an ideal blend of small-town comfort and everyday convenience. The main floor features Hardie board siding, slate and hardwood floors, and a gas fireplace with custom stonework and mantle that adds warmth to the living area. The kitchen and dining area open to a south-facing backyard oasis complete with a gazebo, aggregate patio, custom garden shed, and RV parking; perfect for summer gatherings and outdoor relaxation. Upstairs, enjoy vaulted ceilings in both the Primary Suite and Bonus Room, with the bonus room showcasing a built-in entertainment unit. The Primary Suite includes a spacious ensuite and walk-in closet, providing a private retreat. A convenient upstairs laundry room with extra storage adds to the home's practicality. The oversized double attached garage offers plenty of room for vehicles, tools, and toys. Additional highlights include air conditioning, a high-efficiency furnace with upgraded air cleaner, and durable Hardie board siding for lasting curb appeal. This home is a pre-listing inspection available upon a successful offer.