



GRASSROOTS
REALTY GROUP

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

MLS # A2268177



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2006 (19 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:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

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's 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.