



**9 McClung Gate
Carstairs, Alberta**

MLS # A2273235



\$629,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,221 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Brand New Walkout Home with Triple Car Garage in Carstairs, Alberta. Welcome to this stunning brand new home perfectly situated on a quiet cul-de-sac in Carstairs. Nestled on a pie-shaped walkout lot, this property offers exceptional curb appeal, functional design, and high-end finishes throughout. Step inside to find an inviting main floor with soaring ceilings and luxury vinyl plank flooring that flows seamlessly throughout. The thoughtfully designed floor plan also includes a bright home office, offering the perfect space for work or study. The heart of the home is the gorgeous kitchen featuring shaker-style cabinetry, quartz countertops, a spacious pantry, and modern finishes any home chef will appreciate. The adjoining dining area and cozy living room&mdashcomplete with a gas fireplace&mdashmake this the perfect space for family gatherings and entertaining. Upstairs, the primary suite offers the ideal retreat with a large bedroom, walk-in closet with built-ins, and a spa-inspired ensuite featuring a soaking tub, glass shower, and dual vanities. The upper level is completed by two additional bedrooms, a bonus room, and a beautiful 4-piece bathroom. The unfinished walkout basement provides a fantastic layout and endless possibilities, complete with a separate entrance&mdashideal for future development or multi-generational living. With a triple car garage, premium finishes, and a prime location, this home is the perfect blend of luxury, comfort, and value. A must-see for anyone seeking a brand new home in Carstairs! *Some illustrated pictures have been virtually staged to show the space better!