



**728 Carriage Lane Drive  
Carstairs, Alberta**

**MLS # A2276373**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to 728 Carriage Lane Drive—where neighbors know each other and kids can be kids. This warm, community-minded neighborhood is centered around a beautiful 2-acre park with a playground, and offers multiple school bus stops, and great walkability, making everyday family life easy and connected. This recently renovated home is move-in ready featuring new shingles and appliances and more, offering peace of mind for years to come. The main floor is thoughtfully designed for busy family living, featuring a functional entryway with powder room, direct access to the attached garage, and an inviting open-concept layout. The heart of the home includes a spacious kitchen with a large island, a cozy gas fireplace anchoring the living room, and patio doors off the dining area leading to the deck—perfect for morning coffee while enjoying stunning sunrise views over the clean, spacious backyard. Upstairs, you’ll find a comfortable primary suite with ensuite, two additional bedrooms, a full bathroom, and convenient stacking laundry right where you need it. The unfinished walkout basement offers endless potential, already roughed-in for in-floor heat and ready to be customized as your family grows. If you’re dreaming of small-town living, strong community connections, and a home designed for family life, this Carriage Lane property is the perfect place to put down roots.