



**GRASSROOTS**  
REALTY GROUP

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**313 Carriage Lane Drive  
Carstairs, Alberta**

**MLS # A2278993**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<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>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** NONE

HOME SWEET HOME! This is your EXCITING and AFFORDABLE opportunity to own an updated, move-in ready bungalow in the charming town of Carstairs, just a short drive to Airdrie and Calgary! Escape from the hustle and bustle of the big city in this fantastic home offering 4 bedrooms, 2.5 bathrooms, 2,061 SQFT of well maintained living space throughout and beautiful curb appeal with an inviting front porch. Heading inside you will love the gleaming laminate and cork flooring leading you to the spacious living room flooded in natural sunlight, a large foyer, updated kitchen with newer appliances, quartz countertops, trendy lights and fixtures and ample cabinet space. You will also find 3 terrific sized bedrooms including the magnificent primary bedroom with a sleek 4 piece ensuite bathroom and an additional 4 piece bathroom. Downstairs, you will find a massive recreation room with a cozy wood burning wood stove, a 4th bedroom, a den that is perfect for a home office with a 2 piece ensuite bathroom, large storage room and a laundry/ utility room. Outside, you will find a massive south facing partially fenced yard with a huge maintenance free deck perfect for entertaining, a double detached, oversized garage that is fully insulated, new opener, boarded and heated and lovely landscaping with mature trees that gives you the ultimate in privacy with no neighbors behind. There is even room to park you RV or camper! Amazing, quiet location close to popular local shops, cafes, schools, parks, soccer fields, pond walking paths and a quick drive to the amenities of Airdrie, Balzac and Calgary. Don't miss out, book a private viewing of this GEM today!