



**20 MacKenzie  
Carstairs, Alberta**

**MLS # A2288270**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,348 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Pantry, Storage, Vinyl Windows		

**Inclusions:** 4x4 insulated dog house, Built in shelving & cabinet in laundry room, built in shelving in garage

Looking for small town living while staying within easy reach of Calgary? Look no further. Welcome to this beautiful home in the family-friendly community of The Havenfields in Carstairs. Ideally located just minutes from schools, shopping, restaurants, Tim Hortons, the Carstairs Golf Club, the Carstairs Memorial Arena and only a 30-minute drive to Calgary. With just under 1,900 sq. ft. of total developed living space, this well maintained single family home offers excellent curb appeal. The main floor features a bright kitchen with stainless steel appliances, dining area and direct access to the fully fenced and landscaped backyard. The beautiful deck gives great views of the green space and has easy access with back gate. The cozy living room showcases a gas fireplace, perfect for those cooler days, while a 2 pce bathroom and laundry room with a newer washer/dryer complete the level. Upstairs you’ll find a spacious primary retreat with a walk in closet and a bright 3 pce ensuite. Two additional bedrooms and a 4 pce main bathroom provide comfortable space for family or guests. The developed basement offers a generous family room with tons of storage, a versatile flex area and an additional 3 pce bathroom—bringing the home to a total of 3 bedrooms and 3.5 bathrooms. A single oversized attached garage includes a large workbench and separate storage area for added practicality. Call today to book your tour!!