



**10 Mackenzie Way  
Carstairs, Alberta**

**MLS # A2289701**



**\$489,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<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-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks		

**Inclusions:** 2nd fridge in basement, window coverings, main floor tv and wall mount

Welcome to this well-maintained duplex with an attached garage in the Town of Carstairs &mdash; offering the convenience of NO CONDO OR HOA FEES and a location close to schools and shopping. Built in 2009, this 4-bedroom, 3 full bathroom home features an OPEN-CONCEPT main living space designed for both everyday comfort and easy entertaining. The kitchen offers attractive cabinetry, a LARGE WALK IN PANTRY, and seamless flow into the dining and living areas. The primary suite is conveniently located on the main floor and includes a walk-through closet and a private 4-PIECE ENSUITE. A second bedroom, another full 4-piece bathroom + MAIN FLOOR LAUNDRY ROOM with direct access to the DOUBLE ATTACHED GARAGE complete the main level. Downstairs, the FULLY DEVELOPED LOWER LEVEL provides two additional spacious bedrooms, a 4-piece bathroom, generous storage, and a large family room &mdash; ideal for guests, teens, or additional living space. Off the main living area, a bright screened in SUNROOM extends your living space and leads out to the yard, where you&rsquo;ll find a beautifully finished patio &mdash; perfect for enjoying warm evenings or quiet mornings. This is a solid, MOVE-IN READY HOME offering space, functionality, and value in a family-friendly community.