



**6 Garneau Gate
Carstairs, Alberta**

MLS # A2297987



\$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Many Trees, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, Water Barrels, Snowblower, Lawn Mower, Lawn and Garden Equipment in Shed and Garage

Welcome to your private oasis: a fully developed walkout bungalow with an oversized garage, perfectly positioned to back and side onto a peaceful pond and expansive greenspace. This rare property offers exceptional tranquility and is ideal for empty nesters or mature families seeking comfort, beauty, and effortless living. Inside, you're greeted by high ceilings, abundant natural light, and stunning views of two ponds with fountains. The main level features an open-concept layout with a spacious kitchen, a cozy gas fireplace, and an inviting living area designed for both relaxation and entertaining. The generous primary suite includes brand-new vinyl flooring, a large walk-in closet, and a luxurious five-piece ensuite complete with a deep soaker tub, oversized shower, and double sinks. The main-floor laundry room adds convenience and includes a stand-up freezer that stays with the home. The fully finished walkout lower level offers two additional bright and comfortable bedrooms, a full bathroom, and a massive family room perfect for gatherings, hobbies, or movie nights. Step outside to the west-facing backyard, a beautifully landscaped retreat with fruit trees, shrubs, raised garden beds, and plenty of space to relax and enjoy the outdoors. A charming shed provides extra storage, and the seller is leaving all yard tools, including the lawnmower, garden tools, and snow blower, making it easy to maintain the property. Recent updates include new air conditioning installed in 2024, a maintenance-free deck added in 2023, a new hot water tank in 2022, and shingles replaced in 2013. The high-efficiency furnace has been regularly maintained for peace of mind. Located on a quiet cul-de-sac with ample parking, this home offers privacy, comfort, and a lifestyle that's truly hard to find. Come experience this exceptional property and make it your own.