



**108, 100 Carriage Lane Place  
Carstairs, Alberta**

**MLS # A2299864**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Sump Pump(s)		

**Inclusions:** 1 Garage Opener, Black Compose Bin (yard), Sump Pump Battery Back Up & Shed

Tucked into a quiet cul-de-sac with no rear neighbours, this home is the perfect place to begin your family story. The main floor features hardwood flooring and a bright, open kitchen and dining area. The functional U-shaped kitchen includes a corner pantry, with direct access to the backyard from the dining space. You’ll also find interior access to the attached garage and a 2-piece bathroom on this level. Upstairs offers three bedrooms, a full bathroom, and laundry thoughtfully located where it’s needed most. The lower level provides additional living space, fourth bedroom (non-egress window) or could be used as an additional family or gaming room, complete with a second full bathroom and plenty of storage. Outside, the west-facing fenced yard is perfect for kids, pets, and summer evenings, featuring a large deck with pergola and a storage shed. The double attached insulated garage with gas rough-in, oversized driveway, and back alley access offer added flexibility for parking or storing a utility trailer or RV. Freshly painted with some updated light fixtures and features front perennials that will soon be in bloom. With great curb appeal and solid bones, it’s ready for your personal touch. Conveniently located with quick access to Hwy 580 & 2A, and within walking distance to parks, recreation, and the K&ndash;4 school, this property truly checks all the boxes.