



**746 Carriage Lane Drive  
Carstairs, Alberta**

**MLS # A2300163**

**\$349,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	Kitchen Island, Pantry		

**Inclusions:** none

Step into a spacious tiled entryway that offers the option to head up or down. The main floor welcomes you with a bright and inviting great room, featuring a cozy gas fireplace with a tile surround and maple mantle—perfect for relaxing or entertaining. The open-concept layout flows seamlessly into a well-appointed kitchen, complete with a raised island counter, and a dining area ideal for family meals and gatherings. This level includes three bedrooms, highlighted by a comfortable primary suite with a 4-piece ensuite, walk-in closet, and direct access to a large back deck—perfect for enjoying outdoor space. Two additional bedrooms, a full bathroom, and a separate laundry area complete the main floor. The lower level is ready for your personal touch, offering excellent potential for future development or even a suite, with the added benefit of a separate entrance. Additional features include an attached single garage conveniently located near the front entry, and a beautifully landscaped, fully fenced backyard with a raised garden bed. A well-maintained and welcoming home—perfect for families!