



**10 Goddard Circle  
Carstairs, Alberta**

**MLS # A2302019**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Garage Heater

Tucked into a quiet cul-de-sac in the heart of Carstairs, 10 Goddard Circle is the kind of bungalow that feels like home the moment you walk through the door. This warm and inviting fully developed walkout bungalow offers just under 1,400 sq ft above grade, with a bright open-concept layout designed for both everyday comfort and effortless entertaining. The main floor features rich hardwood flooring, soaring ceilings, main-floor laundry, and a thoughtfully designed kitchen/living space that feels airy, connected, and welcoming. With 2 bedrooms up and 2 more down, there’s room here for families, guests, hobbies, or a home office setup that actually makes sense. Downstairs, the fully finished walkout basement adds exceptional versatility with a kitchen setup (not approved to be a legal secondary suite), rough-in for additional laundry, and flexible living potential for multi-generational arrangements or extended guest stays. What sets this basement apart is also the in floor heat, which provides so much warmth to the space during the colder months. This home has been lovingly maintained and offers excellent storage throughout, plus practical upgrades including air conditioning, a heated garage, newer main-floor washer and dryer, and a fridge and microwave replaced within the past five years. Located close to schools, shopping, and all the everyday essentials, this is a beautifully cared-for home in one of Carstairs’s most peaceful pockets—where comfort, function, and location come together seamlessly.