



**12 Mcclung Gate
Carstairs, Alberta**

MLS # A2302275



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,247 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Undergrou		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Water filtration system, sump pump, permanent outdoor lights, irrigation system

Welcome home to this beautifully maintained property tucked away on a quiet cul-de-sac! Featuring a double attached garage, a generous yard with underground irrigation, and several newly planted trees, this home is an ideal fit for a young family or an empty nester looking for comfort and convenience. Step inside to a spacious foyer accented by iron railings, leading just a few steps up to the bright and inviting main living area. The open-concept layout is filled with natural light and offers a large living room, a roomy dining space, and a well-appointed kitchen. From here, you can walk out to the back deck—complete with a gas line and privacy wall—perfect for morning coffee or relaxing at the end of the day. The main floor also includes a generous primary suite with a 3-piece ensuite, two additional well-sized bedrooms, and another full bathroom. The professionally developed basement (completed in 2024) is sure to impress. With 9-foot ceilings, large windows, vinyl flooring, wood-capped ledges, and a stunning rustic wood feature wall, the family room is both stylish and functional. This level also includes a fourth bedroom, a full bathroom, and a laundry area with a new dryer and a water filtration system. Additional updates include new storm doors, air conditioning, underground irrigation, and permanent holiday lighting. If you’re looking for the perfect place to call home—close to schools, shopping, and everyday amenities—this one checks all the boxes. Come see it in person and experience the charm for yourself. Book your showing today!