



**786 Stonehaven Drive
Carstairs, Alberta**

MLS # A2303817



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,699 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Tankless Hot Water		

Inclusions: Back yard lights, chiminea at fire-pit, other decorations available to stay. Tv mounts, Shed

This home shows a "10 out of 10" and offers nearly 1,700 sq. ft. of pristine, move-in-ready living space. The inviting entry opens into a bright living room featuring hardwood floors, soaring vaulted ceilings, a cozy gas fireplace, and large windows that frame views of the west-facing backyard. The seamless open layout leads to a gourmet kitchen equipped with white shaker-style cabinetry to the ceiling, granite countertops, a large island, a gas stove, and stainless steel appliances. Also on the main level, a functional laundry/pantry room, a 2-piece bathroom, and direct access to a private, covered back deck and the back yard surrounded by mature trees. The upper level features a spacious primary suite with a large ensuite and walk-in closet, alongside two additional bedrooms, a full guest bathroom, and a versatile flex space. Downstairs, the finished basement boasts high ceilings and a premium entertaining area complete with a bar to host guests!. Meticulously maintained, the property includes recent upgrades such as fresh paint, newer flooring, a newer high-efficiency furnace, AC, heater in the garage, and a BBQ gas line. As a bonus, the oversized garage (22' 6" x 23' 1") comes with a side mount garage door opener for extra overhead clearance. Perfectly situated, this home is just a short walk from the golf course, grocery stores, and local amenities. Book your showing today!