



**1334 Lackner Boulevard
Carstairs, Alberta**

MLS # A2304577



\$670,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,405 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Gazebo, Vivent Alarm System , Google Thermostat

Welcome home to this beautifully designed two-storey home in the family-friendly community of Carstairs. From the moment you step inside, you're greeted by a spacious front foyer and a versatile main floor den with built-ins, perfect for a home office or a cozy spot to unwind. As you move through the home, the layout opens up into a warm and inviting living space complete with a gas fireplace, a bright dining area, and a stunning kitchen featuring quartz countertops and stainless steel appliances, including a gas range. The walkthrough pantry offers convenient access to the mudroom and impressive triple attached garage—ideal for all your toys, or even a workshop. Step outside to enjoy the fully landscaped backyard and deck, perfect for summer evenings and entertaining. Upstairs, you'll find a spacious bonus room, two additional bedrooms, a full 4-piece bathroom, and a beautiful primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring soaking tub and walk-in shower. Laundry is thoughtfully located on the upper level, right where you need it most. The basement is ready for your vision, with a bathroom rough-in and plenty of space for a future rec room and potential fourth bedroom. Located just a short walk to the local elementary school and backing onto parks and recreation space, this home offers the perfect blend of comfort, function, and lifestyle.