



**GRASSROOTS**

REALTY GROUP

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**763 Stonehaven Drive  
Carstairs, Alberta**

**MLS # A2286550**



**\$599,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Lawn, Level, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** Shed, Garage door opener and controls

This Carstairs home was originally built as a show home and offers a thoughtful layout with tons of built in features, on a 0.35-acre lot bordered by mature trees. You will love the south facing covered front porch, no neighbors beside overlooking the beautiful neighboring GREENSPACE. which you will love for the separation between you and your back neighbor, so your fence is only shared on one side. Appreciate the private, OVERSIZED, fenced backyard that you wont find in a new build & also includes direct garage access. Covered rear DECK & PATIO area creating a PRIVATE SETTING that feels tucked away while still being part of a welcoming neighborhood. Built in 2002, the home is flooded with NATURAL SUNLIGHT & has been refreshed with 2026 updates to flooring, paint, light fixtures on the main and upper levels, & Furnace in 2025 giving it a clean, comfortable feel. The main floor flows easily from the kitchen&mdash;finished with attractive cabinetry & numerous built in features&mdash;into a flexible dining or office space, and then into the living room where a double sided GAS FIREPLACE adds warmth and character. Upstairs, the primary bedroom is set apart with a walk-in closet and 3-PIECE ENSUITE, while two additional bedrooms and a 4-piece bath make the upper level practical and well balanced. Downstairs, you will find large windows bring natural light into the family and hobby room, offering space to relax, create, or gather, with rough-ins for a bathroom and wet bar. The backyard has easy access from the DOUBLE ATTACHED GARAGE, complimented by an extended driveway for vehicles & RV/large boat/toys. Set in a family-friendly area of Carstairs, with walking paths nearby and the golf course just minutes away, this is a home that offers space, privacy, and a comfortable pace of living. This location needs to be viewed to truly appreciate the

property and size, inside and out.