



**122 Carriage Lane Road  
Carstairs, Alberta**

**MLS # A2299453**



**\$524,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Oversized, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Wet Bar		

**Inclusions:** Projector & Surround Sound

Welcome to the charming community of Carriage Lane in Carstairs. This fully finished bungalow features over 2,500 sq ft of developed living space with 5 bedrooms and 3 full bathrooms, making it ideal for families of all sizes. The main level offers a bright and functional layout, while the fully finished basement expands your living options with in-floor heating, a large family room with wet bar, and a versatile flex space, perfect for a home gym, office, or play room. New carpets in basement bedroom and office! Step outside and enjoy the peaceful setting, this property backs directly onto greenspace, providing added privacy and room to roam. The fully fenced backyard is great for kids, pets, or entertaining, while the west facing covered front porch offers a welcoming spot to relax and unwind. Practical features include an oversized front driveway and an attached double garage with high ceilings perfect for vehicles, storage, or even a workshop setup. Complete with concrete walkway to the side garage man door for added convenience. Located within walking distance to schools, parks, and recreation, including Carstairs Elementary (K-4) and the scenic pathways. This home offers small-town living with everyday convenience. Plus, with quick access to Highway 2A, commuting to Calgary, Airdrie or even Olds is a breeze. This is a great opportunity to own a spacious bungalow in a family friendly location.