



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**746 Carriage Lane Drive  
Carstairs, Alberta**

**MLS # A2300163**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** none

Step into a spacious tiled entryway that offers the option to head up or down. The main floor welcomes you with a bright and inviting great room, featuring a cozy gas fireplace with a tile surround and maple mantle—perfect for relaxing or entertaining. The open-concept layout flows seamlessly into a well-appointed kitchen, complete with a raised island counter, and a dining area ideal for family meals and gatherings. This level includes three bedrooms, highlighted by a comfortable primary suite with a 4-piece ensuite, walk-in closet, and direct access to a large back deck—perfect for enjoying outdoor space. Two additional bedrooms, a full bathroom, and a separate laundry area complete the main floor. The lower level is ready for your personal touch, offering excellent potential for future development, with the added benefit of a separate entrance. Additional features include an attached single garage conveniently located near the front entry, and a beautifully landscaped, fully fenced backyard with a raised garden bed. A well-maintained and welcoming home—perfect for families!