



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**748 Carriage Lane Drive  
Carstairs, Alberta**

**MLS # A2300925**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Vinyl Windows		

**Inclusions:** N/A

Great Family Home or Investment Opportunity in Carstairs! Welcome to this spacious and versatile 4-bedroom, 3-bathroom home, perfect for families or savvy investors alike. Featuring beautiful hardwood floors, a functional kitchen with an island and eating bar, and a cozy gas fireplace in the living room, this home offers both comfort and practicality. The primary bedroom includes a full ensuite, while the convenient main floor laundry comes equipped with a stackable washer and dryer—plus an additional full set located downstairs. The fully finished walkout basement adds even more living space, complete with a large bedroom, full bathroom, family room, and dedicated computer or office area—ideal for guests, extended family, or rental potential. The attached garage is a standout feature, offering ample room for storage, hobbies, or parking. With strong bones and plenty of desirable features, this home presents a fantastic opportunity. A fresh coat of paint will truly make it shine! Whether you're looking for a comfortable place to call home or a property with excellent investment potential, this one checks all the boxes.