



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

211 200 Carriage Lane Place
Carstairs, Alberta

MLS # A2303309



\$539,400

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Oversized, Parking Pad, Rear		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Garden shed, 3 kitchen island chairs

WELCOME HOME!! This 1580 sq ft 4 bedroom and 3 bath bungalow is located in a quiet cul-de-sac in the desirable community of Carriage Lane. This subdivision has lots of green space with great pathways & playgrounds, and easy access to schools, shopping and all major routes. Recent upgrades include new paint up and down and a new bathroom sink and cabinet in the downstairs bathroom. The main floor offers a spacious living area, a bright kitchen featuring a large breakfast island, lots of cupboard & counter space and pantry. Just off the dining room is a huge fully fenced yard that allows children and pets to run freely, while the back deck captures south exposure for sunny afternoons and evening relaxation. Park your RV or additional vehicles in the back with the convenient alley access. Finishing off the main floor, you'll find a generous primary bedroom with a 4-piece en-suite with jetted tub, separate shower and walk-in closet, along with two additional bedrooms and another full 4-piece bathroom and main floor laundry – ideal for families. The fully finished basement provides added versatility with loads of storage closets, flex space, family room, 3-piece bath and additional oversized bedroom. Ample storage in the utility room helps keep everything organized and out of sight. There is also an option of moving the laundry downstairs if you wish. Fully finished garage with work bench space and room for 2 vehicles. This home checks all the boxes for style, function, and location. Call your favourite realtor to view!