



**1439 Ranch Road  
Carstairs, Alberta**

**MLS # A2304179**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,329 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Shelving on either side of the fireplace on the main floor

Welcome home to this beautifully designed property in the inviting community of Carstairs. Thoughtfully laid out with an open-concept design, this home offers the perfect balance of everyday comfort and effortless entertaining. Step inside to a warm and welcoming main floor, where a versatile den gives you the flexibility to create a home office, formal dining space, or additional sitting area to suit your lifestyle. The spacious kitchen is truly the heart of the home, featuring a large island, and stainless steel appliances—perfect for hosting family and friends. The adjoining living room is bright and inviting, complete with a cozy gas fireplace. Upstairs, you’ll find 4 generous bedrooms, including a spacious primary retreat with a walk-in closet and a 5-piece ensuite designed for relaxing at the end of the day. A cozy bonus room offers the ideal space for kids, movie nights, or a second living area, and the convenient upper-floor laundry adds to the home’s functionality. The basement, with its separate exterior entry and large egress windows, is ready for your vision—whether you’re looking to expand your living space or create something entirely new. Located in the vibrant community of Carstairs, you’ll enjoy a quieter pace of life while still being close to schools, parks, and everyday amenities. A great opportunity to own a well-appointed home in a growing community.