



**GRASSROOTS**  
REALTY GROUP

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**10 Bishop Circle  
Carstairs, Alberta**

**MLS # A2304278**



**\$834,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,443 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Landscaped, No N		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Upper rack in garage, soffit lights, garage door openers and controls		

Welcome to 10 Bishop Circle—an exceptional, high-quality home built by a premium builder and located in a sought-after family-friendly neighborhood on an expansive 0.32-acre pie-shaped lot. Offering a rare combination of luxury finishes, thoughtful design, and incredible outdoor space, this home represents outstanding value in today’s market. This impressive 2-storey walkout begins with a welcoming covered front porch and a spacious entryway. The thoughtfully designed mudroom features built-in lockers, a convenient half bath, and direct access to the heated triple-car garage. The main floor showcases an open-concept layout ideal for both everyday living and entertaining. The living room is anchored by a cozy gas fireplace with custom maple bench seating, and flows seamlessly into the stunning kitchen. Here you’ll find high-end finishes including grey quartz countertops, a large island, soft white shaker-style cabinetry with crown molding, double wall ovens, and a gas cooktop. A butler’s pantry adds extra storage and houses the microwave for added convenience. Flooded with natural light, the kitchen, dining, and living areas overlook the beautifully landscaped backyard and provide access to a full-width deck—perfect for outdoor gatherings. Upstairs offers two generously sized bedrooms with large closets, a versatile bonus room, a stylish 4-piece bathroom, and a well-appointed laundry room with ample storage. The luxurious primary suite features a spacious walk-in closet with built-ins and a spa-inspired 5-piece ensuite, complete with a deep soaker tub, dual vanities, and a custom walk-in shower with a flat pebble floor and elegant tile work. The walkout basement opens directly to the backyard and is ready for your personal touch, already roughed-in for a bathroom and wet bar. This home is comfortable year round with

forced air furnace and A/C. The home's striking exterior combines crisp white siding with bold black trim and soffit lighting. The massive, fully landscaped and fenced yard includes stamped concrete pathways and driveway, along with a large dedicated dog run—perfect for pet lovers. Positioned to appeal to discerning buyers seeking upscale finishes without compromising on space or functionality, this home offers the perfect balance of luxury living and everyday family comfort. With its premium features, oversized lot, and move-in-ready condition, it stands out as a compelling opportunity in its price range. This home truly must be seen to be appreciated—book your private showing today.