



**1334 Lackner Boulevard  
Carstairs, Alberta**

**MLS # A2304577**



**\$670,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,405 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Gazebo, Vivent Alarm System , Google Thermostat

Welcome home to this beautifully designed two-storey home in the family-friendly community of Carstairs. From the moment you step inside, you're greeted by a spacious front foyer and a versatile main floor den with built-ins, perfect for a home office or a cozy spot to unwind. As you move through the home, the layout opens up into a warm and inviting living space complete with a gas fireplace, a bright dining area, and a stunning kitchen featuring quartz countertops and stainless steel appliances, including a gas range. The walkthrough pantry offers convenient access to the mudroom and impressive triple attached garage—ideal for all your toys, or even a workshop. Step outside to enjoy the fully landscaped backyard and deck, perfect for summer evenings and entertaining. Upstairs, you'll find a spacious bonus room, two additional bedrooms, a full 4-piece bathroom, and a beautiful primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring soaking tub and walk-in shower. Laundry is thoughtfully located on the upper level, right where you need it most. The basement is ready for your vision, with a bathroom rough-in and plenty of space for a future rec room and potential fourth bedroom. Located just a short walk to the local elementary school and backing onto parks and recreation space, this home offers the perfect blend of comfort, function, and lifestyle.