



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**504 Kitstone Gate
Carstairs, Alberta**

MLS # A2310928



\$548,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Environmental Reserve, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Since 1964 Janssen Homes has been putting families in very well designed and built homes and now Janssen Homes will soon have construction underway on a laned 2 storey home with rear deck and a beautiful front veranda stretching across the full width of the home and is located in a prime community of Kitstone, Carstairs! Framing has started but you can still take part in the build and make this home your own by selecting interior colors such as tile, carpet, vinyl plank flooring, quartz counter tops in kitchen and bath, cabinets and wall colors! This option will not last long so jump in now and let your creative side out and help us build your future home! This open floor plan will give an openness for family unity and space for large gatherings. The little extras that are included will make everyday living that much more special such as full height cabinets with soft close doors and drawers (full extension on the drawers), gas fireplace, lockers in mudroom to help keep life organized, a pantry with enough storage to accommodate those large grocery shopping days and a laundry on the upper floor. The basement is not developed but does have plumbing roughed in for when you decide to complete your space. The pictures attached that are used for this listing are that from a different previous Janssen build but may help you visualize what could be!