



GRASSROOTS
REALTY GROUP

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**308 Carriage Lane Drive
Carstairs, Alberta**

MLS # A2311874



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,347 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Ga		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Storage		

Inclusions: Woodstove, Greenhouse, Archway, Gazebo & curtains, Smart Home outdoor lighting, 2 basement TV wall mounts

Welcome to this beautifully updated and FULLY FINISHED 5-BEDROOM HOME that is available for quick possession ! It offers a bright, open design and exceptional functionality for families of all sizes. From the moment you arrive, you are greeted by a spacious front entry filled with natural light, leading up a wide staircase into an inviting OPEN-CONCEPT main living area. The heart of the home is the stunning, with a BRAND NEW KITCHEN (2025) featuring modern cabinetry, new appliances & a functional ISLAND all flowing seamlessly into the dining area with access to the deck and the warm, welcoming living room complete with a gas fireplace. FRESH PAINT, FLOORING & UPDATED BATHROOMS (2025) throughout the home create a clean, MOVE-IN READY feel. The main level offers three bedrooms, including a spacious primary retreat with a walk-in closet & a beautiful ensuite featuring a 6’ jetted tub. A front bedroom with a charming window makes an ideal office or den, while the second bedroom includes a good sized closet & lots of natural light. Downstairs, the FULLY DEVELOPED BASEMENT provides additional living space with a large open FAMILY ROOM, big windows for natural light, and a WOOD BURNING STOVE—perfect for cozy evenings. This level also includes two additional bedrooms, a large bathroom with a corner shower, and plenty of STORAGE. This home has seen mechanical and cosmetic updates, including a new 85-gallon hot water tank, rebuilt furnace, and washer & dryer (2023), offering peace of mind for years to come. The exterior features a FENCED YARD featuring a deck, gazebo, greenhouse, dog run, and alley access. Appreciate many different fruit trees/plants along with the GARDEN, + enjoy sunny days on the south-facing front DECK. The DOUBLE ATTACHED GARAGE is

insulated and heated. Own this thoughtfully updated, spacious home that checks all the boxes—inside and out.