



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

603 600 Carriage Lane Place
Carstairs, Alberta

MLS # A2315757



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Other, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Garage Door Opener with control, storage shed, laundry room table, Smoke Detector, Carbon Monoxide Detectors, Doorbell Camera, 2 Window Sensors

A great place to raise a family! You've heard, Carstairs is the hot-spot to get out of the hustle and bustle of the city and down to your small town roots. Carriage Lane is a family-oriented community with a 2 acre park/playground. This cul-de-sac is great for kiddos learning to walk, scoot and ride a bike. Sit on the front porch to watch and enjoy. The front yard is established with a variety of perennial plants. The welcoming front entry is big enough for the whole family. Off this space you will find the powder room and main floor laundry with tall cabinet, folding table and built-in drying rack. There's a south facing window in the laundry room for nice natural lighting. The open-concept living space is flexible for all situations and lifestyles. The island has a breakfast bar. The living room includes a corner gas fireplace and the dining room features a big bright window and a door to the upper deck. Upstairs you will find the master suite with a big window in the walk-in closet and full 4pc ensuite. The 2 additional bedrooms are a good size and the main bath rounds off this floor. The walkout basement has not yet been developed. Out in the backyard you will find a nice upper deck to gaze out over the countryside, a wonderful storage shed and lots of space for everyone to enjoy. Come and check out this fabulous property and see how it can help make your small town dreams come true!