



**66 STENLEA Gate**  
**Carstairs, Alberta**

**MLS # A2316948**



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s)		
<b>Inclusions:</b>	BBQ, all basement furniture		

Welcome to this beautifully maintained half-duplex condo in a quiet Carstairs neighborhood, featuring adult-only living and a professionally managed, self-run condo association. It was built by a local reputable builder in 2023 and it looks like its new. Step inside to a spacious front entry complete with a built-in bench and convenient closet. The bright, inviting kitchen is the heart of the home, offering a large quartz-topped island with seating, upgraded white soft-close cabinetry, oversized pot drawers, a pantry, and a dedicated coffee bar area. The adjoining dining area and living room create a warm and welcoming space, highlighted by a feature-wall fireplace that adds both charm and ambiance. The primary bedroom easily accommodates king-sized furniture and includes a generous walk-in closet and a well-appointed ensuite with a large shower and double vanity. A second bedroom, which also works perfectly as a home office, a powder room, and a spacious laundry room with garage access complete the main level. The attached garage is bright and clean, fully insulated, drywalled, and painted. Downstairs, the fully finished basement offers a massive family room, two generously sized bedrooms with large closets, and a full bathroom with a bathtub. Outside, the back deck provides a comfortable space for outdoor furniture and potted plants while offering remarkable privacy thanks to its desirable location. The condo association takes excellent care of the property, with landscaping and snow removal included, making this an ideal low-maintenance home for those looking to enjoy a relaxed lifestyle and retirement living.