



**GRASSROOTS**

REALTY GROUP

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**5 Havenfield Drive  
Carstairs, Alberta**

**MLS # A2320345**



**\$545,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,865 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Wired for Sound		

**Inclusions:** None

Welcome to life in one of many family-friendly communities in Carstairs. Surrounded by beautifully maintained homes, friendly neighbours, nearby parks, walking paths, a pond, and the community arena just steps away, this is a neighbourhood where pride of ownership shines and families put down roots. Offering over 1,800 sq. ft. of above-grade living space, this well-maintained two-storey home combines modern finishes with a functional layout designed for everyday living. The open-concept main floor features a spacious front entry, engineered hardwood flooring, and a bright living room anchored by a cozy gas fireplace. The stylish kitchen is both functional and inviting, showcasing granite countertops, a large island with breakfast bar seating, stainless steel appliances, a corner pantry, and beautiful two-tone floor-to-ceiling cabinetry. The dining area offers plenty of room to gather, while the mudroom/laundry room provides additional storage and direct access to the garage. A 2-piece powder room completes the main level. Upstairs, a spacious bonus room creates the perfect spot for movie nights, a playroom, home office, or additional lounge space. Two generously sized bedrooms, a full 4-piece bathroom, and a spacious primary retreat with a soaker tub, separate shower, and double vanity complete the upper floor. Outside, the beautifully landscaped west facing backyard offers a peaceful setting to enjoy the warmer months, complete with a garden, mature apple tree, and charming pergola that fills with lush climbing foliage throughout the summer. A private deck creates the perfect space for morning coffee or evening relaxation, while the double attached garage is the finishing touch, offering practicality and storage for busy everyday life. Book your private tour now!