



**GRASSROOTS**

REALTY GROUP

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**844 Beckner Street  
Carstairs, Alberta**

**MLS # A2320737**

**\$620,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Corners Marked, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Recessed Lighting, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

For more information, please click the "More Information" button. Available June 30! Welcome to Mountain View Estates, where luxury living meets small-town charm. Ideally located across from the Carstairs Golf Course, this stunning new construction semi-detached duplex offers breathtaking mountain views and exceptional modern finishes throughout. Featuring 1,500 sq. ft. of thoughtfully designed living space, this home includes 2 bedrooms, a versatile loft, 2.5 bathrooms, an oversized attached 1.5-car garage, and a full unfinished 9' basement ready for your future development ideas. The main floor primary suite provides a private retreat complete with a walk-in closet and a beautifully appointed ensuite featuring upgraded tile, glass shower doors, and LED mirrors. The gourmet kitchen is designed to impress with white shaker cabinetry, quartz countertops, stainless steel appliances, and a large island perfect for entertaining. The adjacent dining area and inviting family room, highlighted by an electric fireplace with a stained wood mantel, create a warm and welcoming atmosphere. Luxury vinyl plank flooring spans the main level, while upgraded tile and plush carpeting add comfort and style throughout the home. Upstairs, you'll find a spacious second bedroom with Rocky Mountain views, a full bathroom, and a flexible loft space ideal for a home office, media room, fitness area, or guest retreat. The unfinished basement offers over 900 sq. ft. of additional space, complete with a roughed-in bathroom and upgraded tankless hot water system. The exterior is beautifully finished with durable LP SmartSide siding and natural stone accents. Conveniently located just 5 minutes from Highway QE2, you'll enjoy easy access to Airdrie, CrossIron Mills, Calgary International Airport, Canmore, Banff, and all the amenities Carstairs has to offer. Don't miss your opportunity to

own this exceptional new home in one of Carstairs' most desirable communities. Taxes not yet assessed.