



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**762 Stonehaven Drive
Carstairs, Alberta**

MLS # A2320875



\$860,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,075 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Sauna, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar

Inclusions: wet bar fridge, wall-mounted TV/bracket in basement, small white freezer in basement, sauna, backyard firepit & greenhouse, alarm system hardware (as is), wardrobes in bedrooms & basement storage/craft room

Here in the quaint Southern Alberta town of Carstairs, you'll find this truly wonderful home nestled in the Stonebridge Glen estate community. Located on a quiet crescent just steps from a park & pond with fountain, & only minutes from the golf course & shopping, this custom-built bungalow offers over 3700sqft of comfortable living space. Features include rich hardwood floors, central air conditioning, 4 bedrooms, 3.5 bathrooms, oversized double attached garage, gorgeous chef's kitchen with upgraded appliances & tranquil South backyard complete with footbridges, greenhouse & gardens. Lovingly maintained by the proud owners & in mint condition, you'll be impressed by the airy & expansive feel of the main floor. The open concept living & dining rooms are showcased by soaring vaulted ceilings & beautiful backyard views, & leads into the heart of the home...the sleek & well-appointed kitchen with its beautiful tile flooring, undercabinet lighting, new kitchen sink with touch faucet & glass rinser, large island with Bosch cooktop & raised eating bar, walk-in pantry & upgraded appliances including a Bosch dishwasher, trash compactor, Subzero fridge & 2 built-in Thermador convection ovens. The main floor also features 3 generously-sized bedrooms & 3 bathrooms, highlighted by the lovely primary retreat with dual mirrored closets & stunning ensuite with double vanities, air-jet tub & glass shower. One of the additional bedrooms enjoys its own private ensuite with shower, & the 3rd bedroom could easily serve as your home office. The main floor also has a large laundry room with built-in cabinetry & newer LG steam washer & dryer. The beautifully finished lower level features cork flooring & 5-zone infloor heating, along with a spacious 4th bedroom, full bathroom with soaker tub, recreation room with electric fireplace & wet bar, library alcove with built-in

bookcases, cold room, large storage/craft room & fantastic games area complete with a sauna. The South backyard is a private oasis with winding gardens, charming footbridges & firepit, greenhouse, patio & covered deck. The oversized double garage features 2 doors - the main double-wide door & a separate single door. Additional features include water softener, under-deck storage, newer boiler for the infloor heating system, gas BBQ lines on both the deck & patio, Kohler toilets, Levolor blinds, newer storm doors & 2 sump pumps. Quick access to Highway 2A means you're only minutes from the Carstairs Community Golf Club, Paul's Your Independent Grocer, Shoppers Drug Mart, local schools & town centre. With both Airdrie & Calgary less than an hour away via the QE2 Highway, Carstairs is the perfect place for you to settle down, raise a family & enjoy all the benefits of small-town living.