



**1376 Price Road
Carstairs, Alberta**

MLS # A2322919



\$724,900

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|------------------|-----------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,313 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard | | |

| | | | |
|--------------------|---------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

Inclusions: Theatre components (chairs, projection equipment, sound equipment)

Corner lot in Carstairs with a triple attached garage, permanent programmable exterior lighting, and a fully soundproofed theatre room in the basement. This one has a lot going on, in the best way. The main floor is open and functional, built around a gourmet kitchen with a built-in gas range, built-in oven and microwave, oversized island with breakfast bar, abundant counter space, and a large pantry. The living room and dining area flow naturally off the kitchen, making the space work whether you’re hosting or just hanging out. A dedicated main floor office means you’re not working from the kitchen table. The mudroom off the garage entry has a bench and hooks, because a triple garage needs a proper landing zone. There’s also a 2-piece bath on the main floor, and the whole level is wired for sound. Upstairs, the bonus room gives you genuine flex space: a second living area, playroom, or whatever your household actually needs. The primary suite is the real headline up here, with a spacious bedroom, a walk-in closet that is legitimately impressive at nearly 150 square feet combined with the dressing area, and a 5-piece ensuite with double vanity. Two additional bedrooms with their own walk-in closets share a 4-piece bath, and upper floor laundry means the laundry never has to travel far. The built-in sound system carries through the main and upper levels. The basement is fully finished and purpose-built for downtime. The professionally soundproofed theatre room comes complete with plush seating, a high-quality projector, and a full sound system, all included. There’s also a fourth bedroom, a 3-piece bath, and storage. Outside, the corner lot gives you extra breathing room, a large driveway, and street parking on two sides. The deck has a BBQ gas line, and the Trimlights permanent programmable lighting runs

across three sides of the home for year-round curb appeal without the ladder.