



**9 Mackenzie Way
Carstairs, Alberta**

MLS # A2323747



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained, fully developed two-storey home in the growing and family-friendly community of Carstairs. Ideally located just steps from the arena, high school, Tim Hortons, restaurants, and with quick access to Highways 2 and 2A, commuting to Airdrie and Calgary is both easy and convenient. Thoughtfully designed for family living, this home offers three fully developed levels of functional living space. The main floor features a welcoming front entry that opens into a bright and spacious living room, while the well-appointed kitchen is complete with stainless steel appliances, ample cabinetry, and plenty of counter space for everyday living and entertaining. Step outside to enjoy the exceptionally large, fully fenced backyard—perfect for children, pets, gardening, or hosting family and friends. A single attached garage and driveway parking for two additional vehicles provide added convenience. Upstairs, the spacious primary suite features a generous walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and a full bathroom complete the upper level. The fully finished basement offers even more living space with an additional bedroom, a versatile den, and a spacious recreation room, making it ideal for a growing family, guests, or a home office. Combining small-town charm with modern convenience, this move-in-ready home offers exceptional value in one of Carstairs' most desirable neighbourhoods. Don't miss this incredible opportunity—book your private showing today!