



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**210 McKinnon Drive
Carseland, Alberta**

MLS # A2324428



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s)		
Inclusions:	n/a		

Welcome to this spacious family home in family friendly Carseland, with an easy commute—just 30 minutes to Calgary. Perfectly positioned across from the baseball diamonds with no neighbours directly in front, you'll enjoy mountain views. Backing onto the school yard and community rink there are no neighbors behind either. Perfect for raising your family. The welcoming main floor offers a bright living room, formal dining room, private home office, and a well-designed kitchen featuring a center island with cooktop, pantry, and an abundance of workspace. The sunny breakfast nook overlooks the backyard, school, and community rink, with patio doors leading to the rear deck—perfect for summer BBQs and keeping an eye on the kids. Follow the gorgeous staircase and relax in your sunny primary bedroom that easily accommodates a king-size bed and features a large walk-in closet and luxurious 5-piece ensuite with a relaxing soaker tub. Two additional oversized bedrooms comfortably fit queen-size beds for your growing family and share a well-appointed 4-piece bathroom. The finished basement adds exceptional living space with a versatile flex room that's perfect for a home gym, games room or hobby space. A large fourth bedroom, a 3-piece bathroom, and plenty of storage add to your family's needs. A convenient walk-up leads directly into the oversized double attached garage. With Central Air conditioning you will be comfortable year round. Outside, the large backyard provides endless room for children and pets to play. The above-ground pool is sold separately. One of the home's most desirable features is the back gate offering direct access for children to walk safely to the school and the community rink just steps away. If you've been looking for the perfect place to enjoy a quieter pace of life without

sacrificing convenience, this exceptional family home offers space, comfort, and a wonderful sense of community in one of Wheatland County's most welcoming hamlets.