



**438 Carriage Lane Crossing
Carstairs, Alberta**

MLS # A2324606



\$539,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,472 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Alley Access, Double Garage Attached, Driveway, RV Access/Parking | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Dog Run Fenced In, Private, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s) | | |

Inclusions: Dryer (as is), Basement Couches & Chair (negotiable), Shed

Incredible opportunity to own this beautifully maintained bungalow on a quiet street in Carstairs. This lovely home has a great front porch for watching evening sunsets and is located just a block away from the playground. Inside, you'll love the rich hardwood floors, the large windows and the vaulted ceiling. The front living room is a great gathering space with a corner gas fireplace for cozy nights. The kitchen has an abundance of space with a central island with updated granite countertops. You'll never have to worry about having enough space to entertain as the open concept layout allows for multiple eating areas. A door at the back leads to the large yard with a deck for barbecuing. Tucked privately at the back of the home, the master bedroom is spacious with a 3 piece ensuite. An additional bedroom, a 4 piece bathroom and laundry complete this main level. The fully developed basement features a large family room, two additional bedrooms and a 3 piece bathroom. This home has many updates which include a new furnace, hot water tank and humidifier in 2025. Garage door springs were done in 2024 and the roof is approximately 10 years old. The yard backs onto an alley and a back gate gives you the option to park a trailer. A large shed in the back is perfect for additional storage. This is a property you do not want to miss!