



**705 West Highland Link
Carstairs, Alberta**

MLS # A2324784



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,450 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: Shed, Hot tub

If you're searching for space, spectacular views, and an incredible garage, this beautifully maintained modified bi-level is one you won't want to miss. Proudly offered for sale by the original owners, this home is tucked away on a quiet street and enjoys sweeping views that stretch for miles. From the moment you arrive, the outstanding curb appeal and oversized heated triple-car garage with 8-foot doors make a lasting first impression. Inside, you're welcomed by a spacious foyer with convenient access to the garage, lower level, and main floor. The bright, open-concept main living area features soaring 10-foot-plus ceilings, oversized windows, and breathtaking views. A cozy gas fireplace anchors the living room, which flows seamlessly into the generous dining area and beautifully appointed kitchen. Rich cabinetry, expansive granite countertops, a large island, gas range, and abundant workspace make this kitchen equally suited for everyday living and entertaining. Step outside from the dining area onto the west-facing covered deck—the perfect place to enjoy evening sunsets overlooking the fully fenced yard. A private enclosed hot tub area creates your own backyard retreat. The main level is completed by the spacious primary suite featuring a walk-in closet and a five-piece ensuite with dual vanities and a central tower cabinet. Upstairs, you'll find two generously sized bedrooms and a well-finished four-piece bathroom. As part of the owners' thoughtful planning during construction, one bedroom was also roughed in for future laundry. The fully finished lower level offers over 9-foot ceilings and an expansive family room designed for entertaining, complete with stadium-style seating for the ultimate movie nights. A cozy gas stove provides warmth throughout the winter months, while the convenient half bath with laundry and abundant storage add everyday

functionality. The heated triple-car garage is truly a standout feature at over 830 sq/ft, complete with durable epoxy flooring and plenty of space for vehicles, tools, hobbies, and recreational toys. Additional highlights include central air conditioning, central vacuum, and an extended driveway with dedicated 30-amp RV service capable of accommodating an RV up to approximately 32 feet. This is a rare opportunity to own a thoughtfully designed home that combines exceptional views, outstanding garage space, and the practical features today's buyers are looking for.