



**759 Stonehaven Drive
Carstairs, Alberta**

MLS # A2326799



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Level, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: TV Mounts, Raised Garden Beds, Small Shed (side of house) & Large Shed (yard)

Welcome to this beautifully built Gold Seal Home offering exceptional quality, thoughtful upgrades, and a fantastic location in the growing community of Carstairs. Situated on a large family-friendly lot close to Hugh Sutherland School (Grades 5-12) and the new grocery store and future Shoppers Drug Mart, this home combines comfort, efficiency, and timeless craftsmanship. Appreciate the large entry/foyer & the bright front living room with vaulted ceilings, large windows, and gas fireplace, creating a warm and inviting gathering space. The heart of the home is the beautifully appointed U-shaped kitchen, featuring rich solid oak cabinetry, granite countertops, stainless steel Energy Star appliances, a gas range, pantry, and an abundance of storage. The kitchen sink overlooks the expansive backyard, while the sunny dining area opens onto the covered maintenance-free deck, making indoor-outdoor entertaining effortless. A functional mudroom, main floor laundry, and convenient 2-piece bathroom complete the main level. Upstairs, the open loft provides the perfect space for a home office, reading nook, or children's study area. Two spacious secondary bedrooms, a full 4-piece bathroom, and a generous primary suite with WIC complete the upper level. The unfinished basement offers outstanding future development potential with 9-foot ceilings, allowing you to customize additional living space to suit your family's needs. Built with quality and efficiency in mind, this home is loaded with premium upgrades including a full solid oak package featuring doors, trim, casings, cabinetry, beautiful hardwood throughout the main floor, & other upgrades include triple-pane windows, in-floor heating, an air filtration system, in-ceiling sprinkler system, and multi-room sound system. If you've been searching for a quality-built family home offering exceptional craftsmanship, modern comfort,

and room to grow, in a fantastic location, this beautiful Carstairs property is one you won't want to miss.