



**9 Bethune Way
Carstairs, Alberta**

MLS # A2326993



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Many Trees, Private, Reverse Pie		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: Shed, TV Mounts, Car Lift, Gemstone Lights, Gazebo

Hello, Gorgeous! Welcome to 9 Bethune Way, a beautifully maintained two storey home in The Havenfields, one of Carstairs' most sought after neighbourhoods. Built in 2016 and offering 1,475 square feet above grade, this three bedroom home blends comfort, quality and a truly exceptional garage setup. Inside, an open concept main level is anchored by a chef inspired kitchen with upgraded quartz counters, a stainless steel appliance package, under and over cabinet lighting and California shutters throughout. A gas fireplace warms the living space while rich laminate flooring and abundant natural light carry through the main floor. Upstairs, the primary retreat features a spacious walk in closet and a private ensuite, joined by two additional bedrooms and a convenient upper level laundry room. Car enthusiasts and hobbyists will love the oversized heated garage, complete with a finished floor, a laundry tub with hot water, RV parking, additional driveway parking and room for multiple vehicles, storage or a workshop. Outside, the fully fenced backyard is made for summer, with a large deck, propane hose bibs and a garden shed. Additional highlights include central air conditioning, GemStone exterior lighting, phantom screens on exterior doors and an invisible dog fence. Set close to golf, parks, playgrounds, schools, shopping and pathways, this is modern comfort with small town charm. Book your private showing today.