



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

763 Stonehaven Drive
Carstairs, Alberta

MLS # A2328626



\$574,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Laminate Counters, Open Floorplan, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

****OPEN HOUSE: JULY 25TH @ 12PM – 2PM**MOTIVATED SELLER**** Welcome to this charming FORMER SHOWHOME offering over 2,600 sq ft. of developed living space on a quiet street, steps to the bus stop, in the family-friendly community of Carstairs. Set on a generously sized pie-shaped lot with only ONE NEIGHBOUR, this exceptional property sides onto a picturesque community pond, walking paths, & greenspace, delivering a rare combination of privacy, space, & stunning water views within an established neighbourhood. As you approach, you'll immediately notice the great curb appeal & inviting covered front porch. Step inside to an abundance of natural light, with large picture windows framing views of the pond & mature trees throughout the main floor. This versatile, open-concept home has been thoughtfully updated with durable luxury vinyl plank flooring on the main floor & freshly painted walls throughout. The spacious gourmet kitchen features custom cabinets including built-in wine storage, ample storage, gas oven, & a raised eating bar ideal for everyday living & entertaining. The kitchen overlooks the dining room with direct access to a covered back deck, creating a seamless indoor-outdoor flow. Adjacent is an additional living space, reading nook, or playroom. A 2-WAY GAS FIREPLACE & French doors separate this room from the bright front living room creating distinct yet connected spaces. The main floor also features a dedicated front office or formal dining room. The double attached garage conveniently connects to the back entry, main floor laundry, & kitchen for easy day-to-day living. Upstairs, the primary suite enjoys beautiful POND & GREENSPACE VIEWS, along with a walk-in closet & a 3-piece ensuite. Two additional generously sized bedrooms & a 4-piece main bathroom complete the upper level. The basement

offers a large recreation space ready to become a playroom, gym, or media room. Large egress windows create endless opportunities & the potential to add another bedroom. The lower level is complete with rough ins for a future wet bar & an additional bathroom. The expansive backyard feels like a natural extension of the surrounding landscape. Offering both an upper deck & lower patio, mature trees, & generous lawn space creating a true outdoor oasis! An added bonus is the extended driveway, ideal for RV or boat storage, as the Town of Carstairs has no bylaw restrictions on long-term parking. Located in a quiet residential enclave with minimal through traffic. Just minutes from everything Carstairs has to offer, including the Hugh Sutherland & School (K-12), the Carstairs Elementary School, two golf courses, restaurants, Memorial Complex Arena, a skate park, splash park, playgrounds, & a growing network of pathways & trails. Blending small-town charm with big-city convenience, Carstairs is just 20 minutes from Airdrie & 30 minutes from north Calgary. This is a property best appreciated in person! View the virtual tour & schedule your private tour today.