



GRASSROOTS
REALTY GROUP

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772 Carriage Lane Drive
Carstairs, Alberta

MLS # A2328893



\$500,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, No Neighbours Behind, Private, V		

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:	Ceiling Fan(s), Pantry		

Inclusions: N/A

This Carriage Lane Bungalow with AC & double attached garage, topped off by beautiful views is ready for YOU! Approaching the home you'll get excited about the lovely covered front porch for watching the sunset. The large front entry is adjacent the living room which is very spacious, features light-colored hardwood flooring & has plenty of wall space for your artwork and furniture. The gas fireplace is the feature of this living room for your winter comfort. The powder room is off the garage entry. There are two bedrooms off the living room. The primary bedroom features an East-facing window to allow the sun to greet you in the morning. The ensuite bathroom also has access to the main living space. The kitchen and dining room is tucked away at the back of the home as well and features rich wood cabinetry, ceramic tile flooring, lots of space for your dining table and accesses the tiered deck for your BBQ and outdoor entertaining needs. The basement is unfinished with framing for a washroom and large bedroom. The washroom is roughed in as is the wet bar! In the summer you will love the central air conditioning. The double garage is heater-ready (Heater Included! Just needs to be installed). The large back yard has space for all your childrens play equipment and the south side of the home is a dog run ready with access from the attached garage. The neighborhood is the icing on the cake here. Nice walk or drive to the elementary school, main shopping district, and more. Quick access to all major travel routes. Central 2-acre park/playground right in Carriage Lane. Directly adjacent the Carstairs Nature Space (check out on fb!) which includes the sledding hill and off-leash dog park. Near soccer fields and ball diamonds... I could go on. How about you just come and have a look to make your Small Town Dreams Come True!

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