



GRASSROOTS
REALTY GROUP

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738 Carriage Lane Drive
Carstairs, Alberta

MLS # A2333698



\$459,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,125 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Brush		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: none

Looking for a home that says, "Yep, this is the one," the second you walk through the door? Welcome in. This 4-bedroom, 3-bath modified bi-level isn't here to play—it came to impress. Fully finished, beautifully maintained, and sprinkled with just the right amount of upgrades, it's the kind of home that makes moving feel like a really good idea. The layout is as practical as it is inviting, with plenty of room for growing families, overnight guests, or that home office you swear you'll keep organized. And the walk-out basement? That's the bonus space everyone wants. Movie nights, game days, teenagers, hobbies... it'll handle them all without breaking a sweat. Out back, you'll find a private yard that's perfect for soaking up the sunshine, hosting summer BBQs, or pretending you're going to start gardening this year. (No judgment if you don't.) Whether you're buying your very first home or trading in a larger house for something that fits your lifestyle a little better, this one strikes that sweet spot: spacious without feeling overwhelming, stylish without trying too hard, and move-in ready so you can spend less time renovating and more time making memories. Fair warning... once you see it, your Pinterest board might become reality. I almost forgot, Start that car, and book your showing today!!