



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

505, 500 Carriage Lane Place
Carstairs, Alberta

MLS # A2334614



\$669,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,884 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Ikea Billy Book Cases in Primary

Welcome to this exceptional custom-built family home, perfectly situated on nearly a quarter-acre lot in a quiet cul-de-sac in the growing community of Carstairs. Thoughtfully designed with quality craftsmanship, timeless finishes, and countless major ticket upgrades throughout, this home offers the perfect blend of elegance, functionality, and everyday comfort. From the moment you step inside, you'll be welcomed by a spacious front foyer, soaring 9-foot ceilings, rich maple hardwood flooring, and a stunning staircase that creates an impressive first impression. Natural light fills the home, enhancing the warm and inviting atmosphere. The main floor is designed for both family living and entertaining, featuring a private home office or library, convenient main floor laundry, a spacious mudroom, and a walk-through pantry leading to the heart of the home. The beautifully appointed kitchen offers maple cabinetry, granite countertops, a large island, abundant storage, and an open-concept design that flows seamlessly into the dining area and living room. The elegant gas fireplace creates the perfect place to gather with family and friends. Upstairs, the spacious primary suite provides a peaceful retreat complete with a large walk-in closet and a luxurious ensuite featuring dual vanities, a stand-up shower, and a relaxing air-jet soaker tub. Additional bedrooms provide plenty of space for a growing family. The fully developed walkout basement expands your living space with a fourth bedroom and an incredible home theatre complete with projector, audio receiver, and 7.1 surround sound system—all included. The multi-zone sound system extends throughout the home, allowing you to enjoy music in multiple rooms with ease. Outside, you'll fall in love with the oversized, beautifully landscaped backyard featuring mature trees, established gardens, and no neighbours

directly behind, creating a private outdoor retreat. The attached garage is spacious enough to accommodate a full-size truck while still providing room for additional vehicles, storage, or workspace. For added peace of mind, the home has seen numerous recent upgrades in 2024, including a new furnace, central air conditioning, hot water tank, water softener, all kitchen appliances, washer and dryer, and new window coverings. If you've been searching for a quality-built home with premium upgrades, outstanding outdoor space, and an exceptional location, this beautiful Carstairs property is ready to welcome you home.