



GRASSROOTS
REALTY GROUP

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**1340 Lackner Boulevard
Carstairs, Alberta**

MLS # A2335941



\$699,800

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Insulated, RV Access/Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, Rectangular Lot, Views		

Heating:	Electric, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage door opener X2, storage shed

Welcome to this GORGEOUS and STUNNING HOME with beautiful GEMSTONE lights nestled on a PRIVATE CUL-DE-SAC in sought after Carstairs. This AMAZING property sits on a large LOT and backs south looking onto GREEN SPACE, FIELDS and POND-offering both privacy and breathtaking VIEWS. This BEAUTIFUL home features TONS of premium UPGRADES that you'll truly appreciate. The main level features a spacious OPEN floor plan -perfect for entertaining, highlighted by elegant vinyl plank flooring and 9' ceilings. The timeless white kitchen is a CHEF'S DREAM with its beautiful full height cabinets, QUARTZ countertops, a gas stove, tile backsplash. The large center ISLAND complete with extra seating, invites casual dining and lively conversations. The adjacent dining room, with its stunning views of the south yard and green space, is ideal for both large gatherings and family meals. The living room features a cozy electric FIREPLACE and a second fireplace in the bonus area with custom build ins. The patio door leads to your back deck and fenced yard, where you can relax and take in the serene views of the green space and pond. A convenient den, perfect for a home office, and a 2-piece powder room complete the main floor. The grand staircase takes you upstairs where you will find a large BONUS room, 3 spacious bedrooms, including a luxurious primary suite with a walk-in closet, and a spa inspired ENSUITE with tile floors, Quartz countertops, a beautiful glass shower, and separate JACUZZI soaker tub. The upper floor also includes a convenient laundry room, and a well-appointed 4-piece bathroom. The lower level offers sunshine windows and rough-in plumbing for future development. The exterior is beautifully finished in stucco and stone and a TRIPLE HEATED and INSULATED attached GARAGE providing ample

parking as well as RV parking. Enjoy nearby amenities such as parks, walking paths, an 18-hole golf course, and the Memorial Complex with a skate park. With quick access to Airdrie, Cross Iron Mills Mall, Costco, Didsbury Hospital, and Calgary, this home combines comfort, convenience, and charm in a sought-after location. Don't miss the chance to make this STUNNING HOME yours. Schedule a viewing today!