



GRASSROOTS
REALTY GROUP

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506 Finley Point
Carstairs, Alberta

MLS # A2342124



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,682 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Side, Insu		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, No Back		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Metal, Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-9-30-W1
Exterior:	Brick, Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcoming you Home since 1964! Family owned and operated, Janssen Homes is excited to be a part of Kitstone and being a part of family generations to come. Janssen would like to introduce to you an open concept bungalow plan with beautiful touches such as vaulted ceilings in the great room, kitchen and nook, and a "raised tray ceiling in the primary. Janssen is known for custom onsite built-ins throughout such as closets with organizers, benches and lockers and this stunning home has it all. You will experience vinyl plank flooring in all main areas and tile in the bathrooms. The open stairwell will be surrounded on two sides with wood railing and metal spindles, which keeps to the open feel on the main floor area. The greatroom showcases the linear gas fireplace with floor to ceiling tile; the chef's kitchen includes stainless steel appliances, large island with eating bar, cabinets to the ceiling with soft close doors and full extension soft close drawer glides. The primary ensuite will be equipped with a curbless shower with bench and 10 mm glass surround right next to the deep soaker tub. There will be a tall double vanity with undermount sinks topped with quartz. Exterior is clad with Low Maintenance Hardie Board and finished with Brick on front exterior. All exterior windows are High performance triple pane. Kitstone will be offering neighborhood parks, market, community centre and future school site! Our homes are backed up with the 1, 2, 5 and 10-year warranty. Janssen Homes has been with Alberta New Home Warranty since its inception and continues to be a member in honorable standing. ***Photos from a previous Janssen Homes build, only for concept***