



GRASSROOTS
REALTY GROUP

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**11 Lackner Road
Carstairs, Alberta**

MLS # A2342281



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,607 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Garage Heater (gas), Boiler system for in floor heat (basement).

Introducing 11 Lackner Road-where thoughtful design, exceptional craftsmanship, and small-town living come together in one seriously impressive bungalow. Built by Clarity Built, this brand-new home sits on a 75' wide lot within an exclusive 10-lot development in Carstairs, with a south-facing backyard overlooking municipal reserve. At just over 3,000 sq.ft. of developed living space, every inch has been intentionally designed to be beautiful, functional, and exceptionally well used. Inside, rift-cut oak cabinetry and railings bring warmth and texture throughout, complemented by Taj Mahal quartzite countertops, luxury vinyl plank flooring, custom tile work, and upgraded carpet with 10 lb underlay. The kitchen is finished with a full appliance package including a gas range, built-in microwave, paneled dishwasher, beverage fridge(in basement), and more, creating a space that feels every bit as good as it looks. You'll also enjoy the new Washer and Dryer set that is included in this home. The attention to detail continues well beyond the finishes. Triple-pane windows, upgraded insulation, a two-stage high-efficiency furnace, AIR CONDITIONING, 200-amp electrical service, numerous electrical upgrades including pot and step lighting, and radiant in-floor heat in the basement were all incorporated with comfort and longevity in mind. Outside, LP SmartSide siding and permanent Gemstone lighting give the home a polished exterior, while the fully finished and painted garage includes its own gas heater. The lot, at 75 feet wide, features a sunny south-facing backyard overlooking municipal reserve, there is room to actually enjoy the outdoors without feeling like your neighbours are sitting on the patio with you. 11 Lackner Road is a home for buyers who appreciate the difference between simply adding square footage and designing space exceptionally well.

Over 3,000 sq.ft. developed, elevated finishes, thoughtful construction, and a setting that gives you a little more room to breathe. ***more photos to be uploaded on Tuesday September 8***