



GRASSROOTS
REALTY GROUP

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**1328 Lackner Boulevard
Carstairs, Alberta**

MLS # A2350155



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Curtain Rods, blinds, Trampoline, Play set, 2 smaller tv mounts		

Welcome to this absolute gem in Carstairs! Tucked away on a quiet cul-de-sac with a massive west-facing pie lot, this home backs directly onto green space, a playground, and the elementary school—meaning kids can walk to school right out the back gate without crossing a single busy street. Inside, the open main floor features 9-foot ceilings, durable vinyl plank flooring, and a dedicated main-floor den. The kitchen is built for gathering, featuring white cabinetry, quartz countertops, a gas stove, and a statement waterfall island. The cozy living room centers around a gas fireplace while offering beautiful backyard views. You will also love the oversized triple attached garage, complete with a drive-through bay and an EV charger. Upstairs, a bright bonus room offers the perfect spot for family movie nights. The primary suite is a true retreat with a tray ceiling, walk-in closet, and a spa-like ensuite featuring a stand-alone soaker tub and glass shower. Two additional bedrooms, a full bath, and upper-floor laundry complete this level. Downstairs, the bright sunshine basement is already roughed-in for future expansion. Location is everything. Steps outside your door are baseball diamonds, soccer fields, walking paths, and ponds, all paired with a spacious family-sized backyard. Carstairs gives you quintessential small-town warmth with safe streets, an 18-hole golf course, walking paths, and the local Memorial Arena. Best of all, you get peaceful country living with a quick, easy drive to Airdrie, Calgary, CrossIron Mills, and Costco.