



GRASSROOTS
REALTY GROUP

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**759 Stonehaven Drive
Carstairs, Alberta**

MLS # A2351702



\$514,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Level, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: TV Mounts, Raised Garden Beds, Small Shed (side of house), Large Shed (back of yard)

Room to grow, space to gather, and a place to call home! Discover this beautifully crafted Gold Seal home in the welcoming community of Carstairs, offering the perfect combination of space, comfort, and quality craftsmanship. Situated on a generous lot just a short distance from Hugh Sutherland School (Grades 5–12), the new grocery store, and new Shoppers Drug Mart, this location makes everyday family living that much easier. Step inside to a spacious front entry that welcomes you into a bright and inviting living room featuring soaring vaulted ceilings, large windows, and a cozy gas fireplace. A perfect place to gather at the end of a busy day. At the heart of the home, the thoughtfully designed kitchen offers beautiful solid oak cabinetry, granite countertops, stainless steel Energy Star appliances, a gas range, pantry, and plenty of storage for busy households. Overlooking the expansive backyard, the kitchen flows into a sunny dining area with direct access to the covered, maintenance-free deck. Whether it's summer BBQs, morning coffee, or watching the kids play outside, this space is designed for making memories. A practical mudroom, main floor laundry, and convenient 2-piece bathroom add to the home's everyday functionality. Upstairs, a versatile open flex area provides additional space for homework, a home office, reading corner, or play area. Three generously sized bedrooms, including a spacious primary retreat with walk-in closet, and a full 4-piece bathroom provide comfortable accommodations for everyone. Need more space down the road? The unfinished basement, complete with 9-foot ceilings, offers endless possibilities for a future recreation room, additional bedrooms, home gym, or whatever your next chapter brings. Beyond its functional layout, this home stands apart with its exceptional craftsmanship and thoughtful upgrades. A beautiful solid

oak package includes cabinetry, doors, trim, and casings, complemented by hardwood flooring throughout the main level. Additional features include triple-pane windows, in-floor heating, an air filtration system, in-ceiling sprinkler system, and multi-room sound system. With room to grow, quality that's built to last, and a large lot in a great location close to everyday essentials, this Carstairs home is ready for its next chapter — and yours!