

311 Carriage Lane Drive  
Carstairs, Alberta

MLS # A2162997



## \$553,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Garden Shed

Welcome to 311 Carriage Lane Drive in Carstairs! This lovely BUNGALOW has some fantastic features and beautiful views off the back deck, as it backs onto an acreage. Walk up to the COVERED FRONT DECK into the main level, where you'll find a BRIGHT and SPACIOUS KITCHEN with a sunny bay window for the Dining Room and a handy ISLAND. The kitchen flows right into the living room, where you'll enjoy a cozy GAS FIREPLACE with an oak mantle. You can easily step outside through sliding doors to a SOUTH FACING, COVERED & SCREENED IN DECK + lower DECK which are perfect for relaxing and entertaining. The Master Bedroom is a nice retreat with a WALK IN CLOSET and a 4 Piece ENSUITE. There's another bedroom nearby, and a third bedroom at the front of the house that could also be used as an office with a large WALK IN CLOSET. MAIN FLOOR LAUNDRY and wide hallways that are great for wheelchair access. Downstairs, the FULLY FINISHED BASEMENT is a wide open space with a GAS FIREPLACE & tons of STORAGE. Appreciate the 4th Bedroom, a full 4 Piece Bathroom and space for kids & relaxing. The Yard is FULLY FENCED with ALLEY ACCESS + the 24x22 GARAGE is insulated & has an 8x16 ft door. This well-maintained home is ready for you to move in and enjoy!