

# \$400,000 - 740 Carriage Lane Drive, Carstairs

MLS® #A2247853

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.08 Acres

NONE, Carstairs, Alberta

Great Family Home or Investment Opportunity in Carstairs! Live up and rent down – this versatile three-bedroom home offers excellent value with a functional layout, an attached garage, and a separate walk-up entrance to the basement with 9' ceilings, providing excellent potential for flexible living arrangements or income opportunities. Inside, you'll find a freshly painted, bright interior with an open-concept floorplan. The spacious living room features a cozy gas fireplace, perfect for family gatherings or quiet evenings. The kitchen is well-designed with an island and eating bar, stainless steel appliances (including a new microwave hood fan), and a handy corner pantry. The adjoining dining area comfortably fits a large table, making it great for entertaining. The main floor includes three generously sized bedrooms and a 4-piece bathroom. The primary bedroom offers a walk-in closet, a private 4-piece ensuite, and direct access to a 15' x 10' deck – a great place to enjoy your morning coffee. There's also a convenient main floor laundry area with a stackable washer and dryer. The basement features 9' ceilings and a rough-in for a bathroom. With its own private entrance leading to the backyard, it's a blank canvas offering many possibilities – whether for extended family, a roommate, a home business, or rental potential. The yard is fully fenced and landscaped, with morning sun in the backyard and evening sun in the front. The attached garage is a standout, equipped with



custom-built shelves, drawers, and a workbench for all your storage and hobby needs. Furniture is negotiable, and quick possession is available. Whether you're looking for a comfortable home for your family or a property with strong investment potential, this one checks all the boxes. Call your favourite Realtor today to book a private showing!

Built in 2007

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247853               |
| Price          | \$400,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,124                  |
| Acres          | 0.08                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 740 Carriage Lane Drive |
| Subdivision | NONE                    |
| City        | Carstairs               |
| County      | Mountain View County    |
| Province    | Alberta                 |
| Postal Code | T0M0N0                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Double Oven, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Exterior Entry, Full, Partially Finished, Walk-Up To Grade                                                                |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 23                |
| Zoning         | R-2               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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