

# \$595,500 - 431 Carriage Lane Crossing, Carstairs

MLS® #A2265667

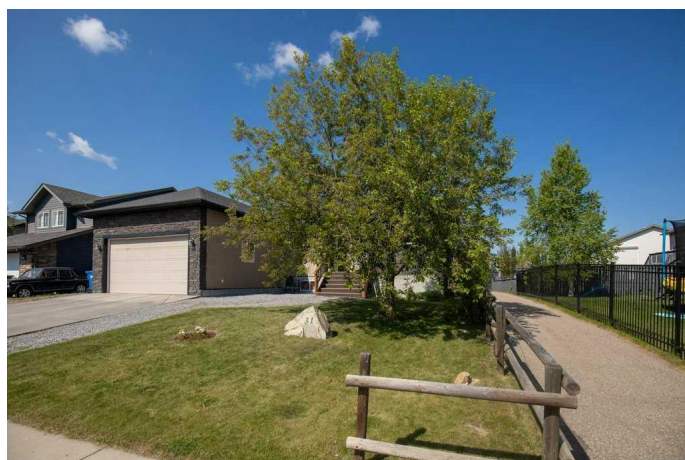
**\$595,500**

5 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.15 Acres

NONE, Carstairs, Alberta

Carstairs is a lovely community offering family friendly neighborhoods and easy access to Calgary. This beautiful bungalow is nestled on a quaint and quiet street. Bordering on a walking path and backing onto a peaceful green space, and nature park close by with walking trails and fenced off leash dog park all within walking distance from the door. The handsome exterior features recently updated stucco and stonework. The double attached garage provides plenty of indoor parking with the bonus of in floor heating. Once inside, you will appreciate the open floor plan and natural light streaming thru several large windows. Cuddle up around the gas fireplace and relax in the cozy comfort of the living room, an additional upgrade of a new energy efficient boiler was installed October 2025 with full warranty transferable to the new owner upon sale. The kitchen offers a large island for additional seating, updated stainless steel appliances, and warm wood cabinetry complimented by a crisp new backsplash. Dine inside or step thru the garden door to enjoy the expansive deck. The backyard is fully fenced for the kids and pets to safely play. The spacious primary bedroom boasts a 3-piece ensuite and wonderful walk-in closet. Two more bedrooms, a 3-piece bathroom, and the luxury of main level laundry complete this floor plan. The basement is partially finished and offers the comfort of in floor heating. The family room is fantastic for entertaining, adjacent to the attractive bar area. Two



additional bedrooms and a 3-piece bathroom provide a perfect space for company or older children. With room for the entire family, this home has so much to offer. Schedule your showing today!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265667    |
| Price          | \$595,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,322       |
| Acres          | 0.15        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 431 Carriage Lane Crossing |
| Subdivision | NONE                       |
| City        | Carstairs                  |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 0N0                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                     |
| Heating           | Forced Air                                             |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Level, No Neighbours Behind, Private, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                         |
| Construction      | Mixed                                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 3                  |
| Zoning         | R1                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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