

\$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, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Double Oven
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	1
Zoning	R-2

Listing Details

Listing Office	RE/MAX iRealty Innovations
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