

\$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	8
Zoning	R-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.