

# \$549,000 - 14 Garneau Gate, Carstairs

MLS® #A2219559

**\$549,000**

3 Bedroom, 4.00 Bathroom, 1,476 sqft

Residential on 0.15 Acres

NONE, Carstairs, Alberta

Exciting update! New carpets installed June 2nd on stairs and the entire 2nd floor. This charming 3-bedroom, 3.5-bath two-story home offers the perfect blend of comfort and convenience. Ideally located close to schools and the local rec centre, itâ€™s perfect for families or anyone seeking an active, community-focused lifestyle. It features a bright, open-concept layout on the main level with a large kitchen, quartz countertops, lots of beautiful deep redwood cabinets in the large modern kitchen. Newer range and large pantry for storage. Great dining room space for family gatherings leading into the living room where a cozy gas fireplace will keep you warm on those cold winter months. Upstairs are 2 large bedrooms with a 4pc bath, and a huge primary bedroom with 4pc ensuite. The fully developed basement with a nice 4pc bath is ideal as a family room, home office, gym, or all of the above. A fully fenced backyard â€™ great for pets, kids, and entertaining. With an attached garage for added convenience and storage, this well-maintained property checks all the boxes for location, space, and amenities. Move-in ready and waiting for you to call it home!

Built in 2007

## Essential Information

MLS® #                      A2219559

Price                        \$549,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,476
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Garneau Gate
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, High Ceilings, Quartz Counters, Crown Molding
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	50
Zoning	R-1

**Listing Details**

Listing Office	Grassroots Realty Group
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