

\$599,900 - 6 Garneau Gate, Carstairs

MLS® #A2202822

\$599,900

3 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.15 Acres

NONE, Carstairs, Alberta

Fabulous, Beautiful LOCATION backing & siding onto GREEN SPACE, PONDS with fountains, and walking paths, this custom built 2,269 sq ft WALK-OUT Bungalow sits on a LARGE PIE SHAPED LOT of 6,383 sq ft., surrounded by nature's best greenery, water and open spaces. The home has had some recent renovations done by the current owner and has been well taken care of over the years. The main level features high end upgrades - open design, 9' ceilings, vaulted ceilings in Living room, stone-walled featured Fireplace, iron railings, vinyl wood floors, large View windows from which flows an abundance of natural light, plus knock down ceilings throughout. Patio door from dining onto large dura deck where you can enjoy the sunshine and 180 degree views, not only from your deck but also from the WALK-OUT basement patio, bedrooms, upper level presenting an oasis of tranquility, comfort and enjoyment. The upgraded, inviting kitchen has granite counters, beautiful espresso stained cabinets and stainless steel appliances. The primary bedroom is very large and features a WALK-IN CLOSET, 5 PIECE SPA-LIKE ENSUITE with JETTED TUB, SEPERATE SHOWER and large windows, also on main level is an elegant 2-piece powder room and spacious Mud room with MAIN FLOOR LAUNDRY and built in cabinets. The oversized double garage is insulated & drywalled with 220 wiring and water tap. The lower WALK-OUT level features lovely, soft Berber carpets, 1,067 sq



ft with two bedrooms, recreation room and other space which can be used as another Leisure area or office. The furnace has been well kept, newer hot water tank 2022, and new central air-condition installed in 2024. From the walk out basement step onto the patio and beautifully landscaped yard which offers gorgeous trees, shrubs, perennials, berries, garden beds and more! Upper deck with glass railings and has been repaired in 2023 with NEW dura deck waterproof covering, and comes with an Awning, the lower patio comes with Coolaroo sunshades. Fenced and gated access to green space, the homes also comes with a cottage style shed. Water conservation with 3 rain barrels is already being used and will stay. Fabulous CUL DE SAC LOCATION with green space, ponds & walking paths to enjoy the serenity of nature at your fingertips, yet it's minutes to the town of Carstairs where you can enjoy shopping, eateries, nearby schools and events for the whole family. Great Value, for the discerning buyer.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202822 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,203 |
| Acres | 0.15 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 6 Garneau Gate |
| Subdivision | NONE |
| City | Carstairs |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0N0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Vaulted Ceiling(s), Jetted Tub |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Awning(s), Other, Garden |
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Many Trees, Garden, Greenbelt, Private, See Remarks, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 16th, 2025 |
| Days on Market | 39 |
| Zoning | R-1 |

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.