# \$945,000 - 26 Havenfield Drive, Carstairs

MLS® #A2202640

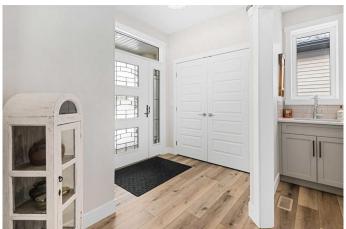
#### \$945,000

3 Bedroom, 3.00 Bathroom, 1,602 sqft Residential on 0.15 Acres

NONE, Carstairs, Alberta

Experience exceptional living in this custom-built, fully developed walkout bungalow, perfectly situated in Carstairs backing onto a serene pond & bird sanctuary. Offering 1,602 sq ft on the main floor plus 1,557 sq ft of beautifully finished lower-level space, this 2022-built home blends luxury & functionality throughout. The open-concept main floor features 11' ceilings in the great room, a stunning stone-faced fireplace with built-in shelving, & a gourmet kitchen with high-end appliances, including a 6-burner natural gas cooktop, convection double wall oven, built-in microwave, low-decibel dishwasher, bar fridge, & a powerful exhaust fan with remote/Wi-Fi capability. The custom-built pantry offers extensive shelving & cabinetry, while quartz countertops add elegance throughout. The spacious primary suite includes a luxurious 5-piece ensuite with a zero-curb walk-in shower, tile flooring with electric heating, & modern fixtures. The fully finished lower level offers 2 spacious bedrooms, a 3-piece bathroom, & a custom-built bar with full-height cabinetry. Enjoy the warmth of in-floor radiant heating powered by a Lochinvar boiler system. Flooring includes vinyl plank upstairs, cozy carpeting downstairs, & heated tile in the ensuite for added comfort. Outdoor living is enhanced by a covered upper deck with Dura-Deck finish, dimmable pot lights, gas & water hookups, & ample space to relax while overlooking the large yard & picturesque pond.







The covered lower patio mirrors these features. The landscaped yard connects to pathways & enjoy living close to schools, the local golf course, hockey arena, playground, nature parks, ponds, & community gardens nearby. The oversized radiant in floor heated triple garage (30' x 26' x 24') has 11'4" ceilings, insulated doors (9' x 9' & 16' x 9'), knockdown ceilings, painted walls, & a durable polyaspartic epoxy-coated floor with a specialized drainage system. Wired for Ethernet & cable throughout, the home includes an additional Ethernet port in the garage. Additional features include a domestic hot water system with a recirculation loop, wiring for a future hot tub, a 20-amp circuit roughed in for a shed, dimmer-controlled soffit & deck lighting, & soft-close cabinetry in the kitchen, pantry, bathrooms, laundry room, & bar. The stylish Engineered Wood LP siding, Smart Trim exterior, & durable architectural shingles complete this impressive property. Don't miss this rare opportunity to own a beautifully crafted bungalow in an unbeatable Carstairs location!

#### Built in 2022

#### **Essential Information**

MLS® # A2202640

Price \$945,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Full Baths 2 Half Baths 1

Square Footage 1,602 Acres 0.15 Year Built 2022

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

### **Community Information**

Address 26 Havenfield Drive

Subdivision NONE

City Carstairs

County Mountain View County

Province Alberta
Postal Code T0M0N0

#### **Amenities**

Parking Spaces 6

Parking Heated Garage, Oversized, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking

Home, Pantry, Quartz Counters, Separate Entrance

Appliances Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop,

Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating Boiler, In Floor, Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped,

No Neighbours Behind, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 20th, 2025

Days on Market 47
Zoning R1

## **Listing Details**

Listing Office MaxWell Capital Realty

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