

# \$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	38
Zoning	R-1

## Listing Details

Listing Office            RE/MAX Real Estate (Central)

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