

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

MLS® #A2202640

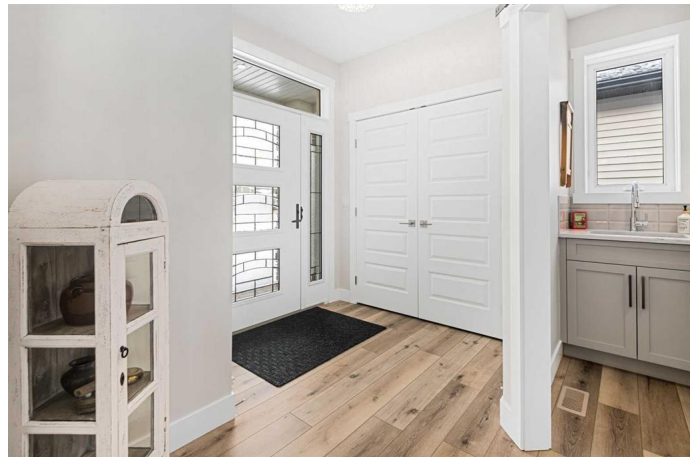
**\$945,000**

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
Half Baths	1
Square Footage	1,602
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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### 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	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Boiler
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, Landscaped, No Neighbours Behind, Rectangular Lot, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	45
Zoning	R1

**Listing Details**

Listing Office                    MaxWell Capital Realty

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