

# \$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

Welcome to this exceptional custom-built WALK-OUT bungalow, perfectly positioned on a large 6,383 sq. ft. pie-shaped lot backing and siding onto green space, tranquil (man-made) ponds with fountains, and scenic walking paths. (the town of Carstairs maintains the well-cared for greenspace and ponds). Nestled in a quiet cul-de-sac and surrounded by nature, this home offers privacy, beauty, and serenity at every turn. The residence has been meticulously maintained with recent upgrades by the current owner. Step inside to a bright, open- concept main level boasting 9-foot ceilings, vaulted ceilings in the living room, elegant vinyl wood flooring, a 'stone-feature wall' fireplace, iron railings, and knock-down ceilings throughout. Expansive view windows flood the home with natural light and frame the beautiful outdoor scenery. Enjoy seamless indoor-outdoor living with a patio door from the dining area leading to a spacious deck- (updated with new dura-covering) featuring glass railings and a retractable awning, perfect for soaking in panoramic 180° views. The gourmet kitchen is a chef's delight, complete with granite countertops, espresso-stained cabinetry, and stainless-steel appliances. The generously sized primary suite features a walk-in closet and a luxurious 5-piece ensuite with a jetted tub, separate shower, and large windows offering peaceful views. Also on the main floor: Elegant 2-piece powder room, a spacious mudroom with main floor laundry and built-in



cabinets. Oversized double garage “insulated & drywalled. The fully finished Walk-out basement offers berber carpet, two large bedrooms, a recreation room, and an additional space ideal for a home office, fitness room, or leisure area or can add another bedroom. Additional features include newer hot water tank, newer central air conditioning, furnace in excellent condition, 3 rain barrels for eco-friendly water conservation, and fenced yard with gated access to the green space. The walk-out patio with Coolaroo sunshades offers even more space to relax and take in the beautifully landscaped yard surrounded by trees, shrubs, perennials, berry bushes, garden beds, and a charming cottage-style shed. Located just minutes from the town of Carstairs, enjoy easy access to shopping, schools, dining, and family-friendly events, all while relishing the peace and quiet of this nature-lover’s paradise. Don't miss this rare opportunity to own a serene slice of nature, paired perfectly with the modern comforts of a spacious walk-out Bungalow.

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

## Additional Information

Date Listed March 16th, 2025

Days on Market	68
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.