

# \$549,900 - 11 Havenfield Drive, Carstairs

MLS® #A2190793

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.13 Acres

NONE, Carstairs, Alberta

This BRIGHT and SPACIOUS BUNGALOW boasts warm-toned HARDWOOD flooring throughout the main level, complemented by 9-FOOT CEILINGS both up and down. Features 4 bedrooms, 3 bathrooms, and the convenience of MAIN FLOOR LAUNDRY, this home is designed for comfort and functionality. Enjoy the sunrise on the east-facing FRONT PORCH and unwind with a sunset on the WEST-FACING DECK. The U-Shaped kitchen offers modern dark cabinetry with self-closing cabinets, a pantry, and stunning tile backsplash that extends from counter to cabinet. SPACIOUS PRIMARY BEDROOM that can accommodate a king-sized bed, and is complete with a 3-piece ensuite for added privacy. A beautiful WOOD STAINED RAILING surrounds the staircase leading to the FULLY FINISHED BASEMENT, where youâ€™ll find the LARGE FOURTH BEDROOM with ENSUITE, plenty of storage space, and an expansive office or rec space that is open and inviting with LOADS OF POTENTIAL! And as a bonus, there is sound dampening insulation between the two levels. The double GARAGE is insulated, drywalled, has an extra high ceiling to accomidate a hoist + HEATED with added foam on the interior wall for sound suppression and raised shelving for additional storage. This home is in great shape! Owned by only the second family since it was built by Limetwig Homes. Additional features include a shed, covered gazebo with screened in options, garden box, and AIR



CONDITIONING. Located in the sought-after "Havenfields" development, this property is just moments from the Grade 5-12 school, arena, and scenic walking paths that lead to a serene pond with fountains in the summer and a lovely spot for skating in the winter. Whether youâ€™re retiring, raising a family, or searching for your first home, donâ€™t miss this exceptional opportunity to own a move-in ready home that offers both comfort and convenience!

Built in 2011

**Essential Information**

MLS® #	A2190793
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	11 Havenfield Drive
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated, 220 Volt Wiring, Garage Faces Front

# of Garages	2
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### Interior

Interior Features	Open Floorplan, Pantry, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 7th, 2025
Days on Market	80
Zoning	R-1

### Listing Details

Listing Office	Quest Realty
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