

WELCOME TO CARSTAIRS



DETACHED | 2,276 sq ft | 3 BEDROOMS | 3 BATHROOMS



1458 Ranch Road

With over 2200 sq feet and a triple attached garage this BEAUTIFUL 2 storey is the perfect place to call HOME! The big and bright entry is very WELCOMING for all your family and friends with soaring high ceilings open to the second storey. The entry way leads to the open concept living space. Featuring a GORGEOUS kitchen with ceiling height cabinets, built in, upgraded appliances, a huge island, quartz countertops and a walk-through pantry. Large windows are found throughout plus a patio door leading from the dining room into the FULLY finished and landscaped back yard. The kitchen, dining room and living room boast of the QUALITY of this home that has many UPGRADES. A super COZY fireplace with custom built in cabinetry, makes this living room the perfect place to RELAX and ENJOY! There is a super FUNCTIONAL office space located right beside the living room and across from the kitchen. Walking up the stairs you will appreciate the flow of this home. There is so much natural light! The upper level FEATURES a second living room with 2 skylights. Upstairs you feel right at HOME! Perfect for a playroom or second home office this flex space will work great for just about anything. There are 2 bedrooms PLUS a COZY primary bedroom retreat. Features in the primary bedroom include a tray ceiling, WALK IN closet and a large EN-SUITE. The ensuite is complete with a corner, jetted bathtub, a walk-in shower, a water closet and 2 vanities! An upper floor laundry room is also a FABULOUS feature and includes a full-size washer and dryer and upper cabinets too! The full main bathroom upstairs has the bath/shower combo, a large vanity and plenty of counter space. On the main floor just off the dining room, the patio door leads to the BACKYARD OASIS. The deck is great for ENTERTAINING and is a whopping 26 feet x 9 feet. A dog run is just off the deck and is fully fenced and has freshly laid washed rock. This space could also be used as an enclosed play space or lounge area. With a fence all around, the yard is complete with matured Swedish Aspens trees! This house won't last long! Don't hesitate and book a SHOWING with your favorite realtor TODAY! Maybe this is the BEAUTIFUL new home you have been searching for!! **MLS® # A1212894**



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MLS® # A1212894



1458 Ranch Road

Single Family Home

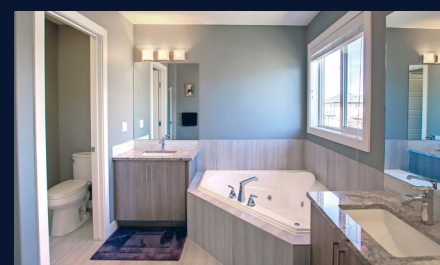
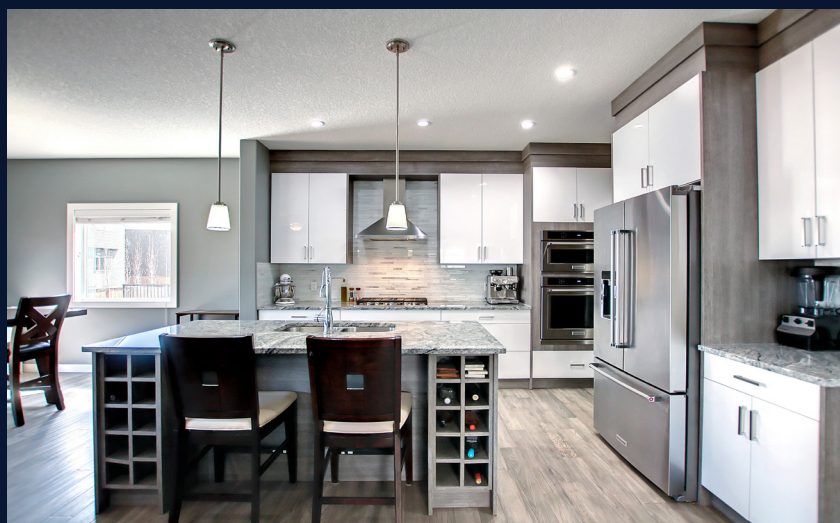
Possession: 30 Days Negotiable

Neighbourhood: Carstairs

Built in: 2016

Construction: Concrete, Stone, Vinyl Siding,
Wood Frame

Parking: (6) Concrete Driveway,
Triple Garage Attached



Main Level

Dining: 11'6" x 11'6"

Living Room: 16'0" x 14'3"

Kitchen: 11'0" x 12'7"

Mudroom: 8'11" x 4'10"

Office: 9'8" x 9'0"

Entry: 9'4" x 5'7"

Upper Level

Primary Bedroom: 15'2" x 12'10"

Bedroom: 9'11" x 10'10"

Bedroom: 9'11" x 11'0"

Bonus: 18'11" x 11'8"

Laundry Room: 6'11" x 5'5"

Interior Features: Ceiling Fan(s), Granite
Counters, High Ceilings, Kitchen Island, Open Floor-
plan, Pantry, Recessed Lighting, Storage, Sump
Pump(s), Walk-In Closet(s), Gas Fireplace,

Appliances Included: Built-In Gas Range, Built-In
Oven, Dishwasher, Garage Control(s), Microwave,
Refrigerator, Washer/Dryer, Water Softener



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