

# \$988,000 - 26 Havenfield Drive, Carstairs

MLS® #A2202640

**\$988,000**

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	\$988,000
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

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

### Additional Information

Date Listed March 20th, 2025  
Days on Market 14  
Zoning R1

## Listing Details

Listing Office            MaxWell Capital Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.