

# \$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 |
|--------------|---|

### 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 | 71                 |
| Zoning         | R-1                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Quest Realty |
|----------------|--------------|

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