

# \$475,000 - 72 Mackenzie Way, Carstairs

MLS® #A2249754

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.08 Acres

NONE, Carstairs, Alberta

Welcome to this BEAUTIFULLY MAINTAINED and ENERGY-EFFICIENT 2-STOREY in the heart of CARSTAIRS offering style, comfort and space for the whole family. From the moment you arrive youâ€™ll notice the CURB APPEAL, LANDSCAPED YARD and inviting WEST-FACING COVERED FRONT PORCH, the perfect spot to wind down. Step inside to a BRIGHT OPEN main floor where a spacious entryway leads to the living room filled with NATURAL LIGHT from the LARGE FRONT WINDOWS. The dining area flows into the MODERN KITCHEN with WHITE CABINETRY, SOFT-CLOSE DRAWERS, STAINLESS STEEL APPLIANCES, PANTRY and plenty of counter space for everyday cooking and entertaining. A REAR MUDROOM and 2-PC BATHROOM complete the main level. Upstairs an OPEN-RAILED STAIRCASE leads to 3 BEDROOMS, a full 4-PIECE BATH and UPSTAIRS LAUNDRY. The PRIVATE PRIMARY SUITE offers a WALK-IN CLOSET and its own ENSUITE creating your personal retreat. The BASEMENT is ready for your vision. Out back you will love the FULLY FENCED YARD with a 22' x 14' DECK and REAR LANE ACCESS, ideal for a FUTURE GARAGE, RV PARKING or extra room to play. Close to PARKS, SCHOOLS, PLAYGROUNDS, ARENA, GOLF COURSE, SHOPPING and RESTAURANTS, CARSTAIRS offers SMALL-TOWN CHARM



with a QUICK COMMUTE to AIRDRIE and CALGARY.

This TURN KEY home checks all the boxes and is ready for itâ€™s new owner!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249754    |
| Price          | \$475,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,490       |
| Acres          | 0.08        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 72 Mackenzie Way     |
| Subdivision | NONE                 |
| City        | Carstairs            |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0N0               |

### Amenities

|         |                               |
|---------|-------------------------------|
| Parking | Alley Access, None, On Street |
|---------|-------------------------------|

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Range |
| Heating           | Forced Air                                                                              |
| Cooling           | Central Air                                                                             |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, Storage                              |
| Lot Description   | Back Lane, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 1                 |
| Zoning         | R1N               |

**Listing Details**

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

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