

HELLO,
Gorgeous!

9 BETHUNE WAY

CARSTAIRS, ALBERTA

A HOME WITH REFINED FINISHES & A DREAM GARAGE

Tucked into The Havenfields, one of Carstairs' most sought after neighbourhoods, this beautifully maintained 2016 two storey blends refined finishes, everyday comfort, and one truly exceptional garage.

With 1,475 sq ft above grade, 3 bedrooms, and 2.5 bathrooms, plus a full unfinished basement, this home offers comfortable living and room to grow.

MAIN FLOOR HIGHLIGHTS

- **Open concept living room anchored by a cozy gas fireplace**
- Central dining area for everyday meals and entertaining
- Chef inspired kitchen with quartz counters and stainless appliances
- Under and over cabinet lighting and California shutters
- Durable laminate floors and abundant natural light
- Convenient 2-piece bathroom and mud room

Designed for real life... with space to gather, work, and unwind.

UPPER LEVEL

- **Primary retreat with a walk-in closet and private 3-piece ensuite**
- Two additional well-sized bedrooms
- Full 4-piece bathroom
- Upper-level laundry for everyday convenience

A layout that supports both privacy and practicality.

BASEMENT POTENTIAL

- **Full unfinished basement (~647 sq ft)**

- Open layout ready for future development

Create additional living space, a recreation area, or customize to suit your needs.

GARAGE & OUTDOOR LIVING

- **Oversized heated garage over 800 sq ft with RV parking and a workshop**
- Custom finished garage floor and a hot water laundry tub
- Fully fenced backyard with a large deck and propane hose bibs
- Gazebo, garden shed, and GemStone exterior lighting

This is a home made for enthusiasts, hobbyists, and easy summer living.

UPGRADES & FEATURES

- Central air conditioning
- Upgraded quartz countertops and stainless appliances
- California shutters throughout
- GemStone exterior lighting and phantom screens
- Oversized heated garage with a finished floor

Move-in ready with key updates already completed.

AT A GLANCE

- 3 Bedrooms
- 2.5 Bathrooms
- 1,475 Sq Ft Above Grade (RMS)
- Full Unfinished Basement (~647 sq ft)
- Oversized Heated Garage (800+ sq ft)
- Fully Fenced Backyard with Deck & Gazebo
- Central Air Conditioning
- Built 2016
- Walk to Schools, Parks & Pathways

WHY YOU'LL LOVE IT

This home stands out for one simple reason... the garage.

Room for the collection. Space to work. A backyard made for summer.

The kind of setup that's hard to find... and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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TARA MOLINA
— REAL ESTATE GROUP —

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