

**9 McClung Gate  
Carstairs, Alberta**

**MLS # A2273235**



**\$629,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,221 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Brand New Walkout Home with Triple Car Garage in Carstairs, Alberta. Welcome to this stunning brand new home perfectly situated on a quiet cul-de-sac in Carstairs. Nestled on a pie-shaped walkout lot, this property offers exceptional curb appeal, functional design, and high-end finishes throughout. Step inside to find an inviting main floor with soaring ceilings and luxury vinyl plank flooring that flows seamlessly throughout. The thoughtfully designed floor plan also includes a bright home office, offering the perfect space for work or study. The heart of the home is the gorgeous kitchen featuring shaker-style cabinetry, quartz countertops, a spacious pantry, and modern finishes any home chef will appreciate. The adjoining dining area and cozy living room—complete with a gas fireplace—make this the perfect space for family gatherings and entertaining. Upstairs, the primary suite offers the ideal retreat with a large bedroom, walk-in closet with built-ins, and a spa-inspired ensuite featuring a soaking tub, glass shower, and dual vanities. The upper level is completed by two additional bedrooms, a bonus room, and a beautiful 4-piece bathroom. The unfinished walkout basement provides a fantastic layout and endless possibilities, complete with a separate entrance—ideal for future development or multi-generational living. With a triple car garage, premium finishes, and a prime location, this home is the perfect blend of luxury, comfort, and value. A must-see for anyone seeking a brand new home in Carstairs! \*Some illustrated pictures have been virtually staged to show the space better!