

# \$810,000 - 9 Bishop Circle, Carstairs

MLS® #A2243338

**\$810,000**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.21 Acres

NONE, Carstairs, Alberta

Unique custom-designed bungalow is loaded with high-end upgrades and situated close to all the amenities in Carstairs, with Airdrie just 20 minutes away for easy access to Superstore, banks, and restaurants. The main floor features an open-concept from the kitchen through to the dining and living areas. The living room showcases a rustic-inspired fireplace with a stone surround and wood mantle, complemented by custom ceilings and rustic beams. The main level boasts nine foot ceiling and hardwood flooring on main level.

The kitchen is a chef's dream with a large working island and eating bar, quartz countertops, stainless steel appliances, including a gas stove. The custom cabinets include pull out drawers in the lower cabinets. A walk-through pantry includes a freezer for added convenience. From the kitchen, French doors open to a generously sized deck constructed with composite materials and finished with glass railing to provide a wind break. Gas line on the deck for an excellent BBQ experience.

The triple car garage is accessed from the main floor and features epoxy flooring, two floor drains, a sink with hot and cold water, built-in shelving, heating, and 10-foot ceilings. Just inside the entrance from the garage is a convenient half bath. Off the main foyer, a private flex room that could be used for a formal dining room, home gym, sitting area,



office, stove. A walk-through pantry includes a freezer for added convenience. From the kitchen, French doors open to a generously sized deck constructed with composite materials and finished with glass railing to provide a wind break.

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The spacious master bedroom includes access to a covered and heated sunroom from the sliding patio doors in the master. Access also to the deck from another door in the sunroom. Sunroom comes complete with custom shelving and indoor-outdoor carpeting. A large walk-in closet and a luxurious five-piece ensuite complete the master bedroom.

The walk-out basement is equally impressive, featuring French doors that lead to a covered aggregate patio, a second gas fireplace, and two additional bedrooms with walk-in closets. A second five-piece bathroom includes a pocket door for privacy between the tub/ toilet and the sinks. There is also another flex room on the lower level that could easily serve as a bedroom, den, or home office.

Back yard is fully fenced and well manicured with privacy trees, cedar chips that frame the back of the yard as well as underground sprinkler system and AC.

This beautifully crafted home offers both luxury and practicality in a serene and convenient

location. Shows 10 out of 10!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243338    |
| Price          | \$810,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,636       |
| Acres          | 0.21        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9 Bishop Circle      |
| Subdivision | NONE                 |
| City        | Carstairs            |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0N0              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                            |

|                 |                               |
|-----------------|-------------------------------|
| Cooling         | Central Air                   |
| Fireplace       | Yes                           |
| # of Fireplaces | 2                             |
| Fireplaces      | Family Room, Gas, Living Room |
| Has Basement    | Yes                           |
| Basement        | Finished, Full, Walk-Out      |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                              |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Triangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 7               |
| Zoning         | R1              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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