

8970 Carriagewood Estates Dr
Baton Rouge, LA 70817



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MLS# 2026017897



\$649,900

5 Bedrooms | 3 Bathrooms | 3,856 Sqft

This spacious 5-bedroom, 3-bath Italian-inspired villa sits on a beautiful private lot in Carriagewood Estates with room to add a pool, garden, or outdoor living area exactly to your taste. Enjoy access to five private fishing ponds and scenic walking streets in one of St. George's most desirable communities. The flexible fifth bedroom is perfect for a home office, and the luxurious first-floor primary suite features a coffered ceiling, spa-like bath, soaking tub, oversized shower, dual vanities, and walk-in closet. Some fresh paint for a crisp, updated feel, along with the upstairs bath. The open-concept living area boasts 9 and 12 foot ceilings, a double-sided brick fireplace, scratch-resistant wood-look tile floors, custom cabinetry, quartz countertops, stainless steel appliances, a 5-burner gas cooktop, walk-in pantry, and a large island, plus a wet bar with an ice maker and beverage cooler for easy entertaining. Upstairs offers a media/game room, two bedrooms with walk-in closets, a full bath, and generous attic storage. Outside, the extended covered patio, beautifully refreshed landscaping and spacious backyard create a canvas ready for whatever outdoor upgrade means the most to you. Additional upgrades include plantation shutters, custom built-ins, garage storage, window awnings, and two 50-gallon gas water heaters. Luxury, space, and



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