



GRASSROOTS
REALTY GROUP

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**664 12 Avenue
Carstairs, Alberta**

MLS # A2215367



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Front Drive, See Remarks, Single Garage D		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Shed in Backyard

Welcome to 664 12th Ave S, Carstairs—a fully renovated home with high-quality finishes and modern upgrades throughout. This property has been completely redone from top to bottom, including a new furnace, tankless hot water heater, plumbing, sump pump, 200-amp electrical panel and wiring, ducting, windows, insulation, lighting, exterior siding, a re-poured and levelled basement floor, and new stairs. This is truly not your typical renovation. The redesigned kitchen features quartz countertops, a matching backsplash, sleek cabinetry, and high-end LG stainless steel appliances. The bedrooms are spacious and private, while the updated bathrooms showcase custom tilework, modern vanities, and elegant fixtures. As a bungalow, the home also offers main-floor laundry for convenient one-level living. The fully finished basement is bright and spacious, with a rough-in for a secondary kitchen and laundry, offering easy potential to create a separate suite. A rear stairway provides private basement access, presenting an excellent investment or rental opportunity (subject to municipal requirements and permitting with the Town of Carstairs). The oversized single-car garage measures 23' by 15'5" and provides ample parking and storage. Additional parking is available with a front driveway off the street, perfect for extra vehicles or recreational toys, along with rear parking accessed from the back lane. The large backyard is ideal for outdoor entertaining or future development. Located in a quiet, family-friendly community close to schools, parks, and amenities, this move-in-ready home is a rare opportunity. Schedule your private showing today!