



GRASSROOTS
REALTY GROUP

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1119 Milt Ford Lane NW
Carstairs, Alberta

MLS # A2215679



\$499,500

Division:	Carstairs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,236 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Few Trees, Interior Lot, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Garden shed, Greenhouse and work bench in the garage. Gas BBQ - sold as is.

Welcome to 1119 Milt Ford Lane in the highly sought-after community of Parkview Estates in Carstairs. This bright and spacious bi-level home with an attached double garage is perfect for families, downsizers, or anyone seeking a welcoming small-town lifestyle. Built by reputable local builder Gold Seal Homes, the property features a traditional floor plan with oversized windows on both levels, allowing natural light to fill every space. The main floor offers an open-concept living and dining area with vaulted ceilings and a cozy gas fireplace. The kitchen provides ample counter space, plenty of cabinetry, a double-door pantry, and all appliances are included. Down the hall, you'll find two bedrooms, including a generous primary suite with a three-piece ensuite and double closets. The second bedroom is currently used as an office. A full main bathroom and laundry area (washer, dryer, and freezer included) complete the upper level. Step outside the back door from the laundry room to a spacious, south-facing deck—partially covered and perfect for relaxing or entertaining. The large, fenced backyard features a garden plot, numerous perennials, a greenhouse, garden shed, RV parking, and under-deck storage. There's also room to build a detached garage or workshop (with municipal approval). The fully finished basement adds even more living space, with a bright rec/family room featuring built-in cabinetry, a third bedroom, a full three-piece bathroom, a workout room (which could be converted to a fourth bedroom), a storage room, and a flex space that could be used as a pet salon, wine-making room, or hobby area—complete with sink. Located within walking distance to a nearby park and close to shopping and amenities, this property offers space, flexibility, and comfort in a growing, family-friendly community. All viewings by

appointment. Book your showing today!