



GRASSROOTS
REALTY GROUP

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**1311 OSLER Street
Carstairs, Alberta**

MLS # A2220028



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: Garden Shed & Greenhouse

Here is a BUNGALOW with a GREAT LOCATION on a SOUTH FACING LOT featuring mature TREES, GREENSPACE behind & on a quiet street. Walking distance to main street & in the HEART OF CARSTAIRS. Inside you will find a uniquely laid out home with a big COUNTRY KITCHEN boasting a large ISLAND + the Living Room with a corner FIREPLACE. 2 decent sized Bedrooms, 4 Piece Bathroom + the option for MAIN FLOOR LAUNDRY(or basement) & newer windows. There are 2 additional bedrooms in the basement, a large FAMILY ROOM, tons of storage, COLD ROOM, 2019 FURNACE & Newer Hot Water Tank + a 3 piece bathroom. Sunny south deck overlooking the yard and greenspace behind + Natural Gas for the BBQ. Appreciate the Newer Single DETACHED & HEATED GARAGE with a 10 ft door + a massive DRIVEWAY for all your parking needs, ALLEY ACCESS & RV PARKING. Book to see this home TODAY!