



**GRASSROOTS**  
REALTY GROUP

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**1203 Gough Road  
Carstairs, Alberta**

**MLS # A2222112**



**\$540,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Parquet
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, Stove, Range Hood, Dishwasher, Washer, Dryer, Garage Control, Garage Opener, Window Coverings

Love the idea of extra space for your family? This nearly 2,000 sq ft bungalow on a massive lot delivers—all on the main level! With 3 bedrooms, 2 full baths and main floor laundry, it's perfect for families or anyone seeking easy, stair-free living. A full, unfinished basement offers endless possibilities for future development. Inside, you're welcomed by a bright and expansive living and family room anchored by a newer gas fireplace. The layout flows into a spacious dining area, functional kitchen, and sunny breakfast nook with a wood-burning fireplace—a cozy bonus. The oversized attached garage provides ample storage and keeps your vehicles snow-free in winter. Outside, enjoy a large, fully fenced backyard with mature trees and landscaping—offering plenty of space for kids, pets, and outdoor living. There's also a garden area ready for spring planting, established fire pit area and a large south-facing deck perfect for summer BBQs. A gate off the side alley provides convenient RV parking. Located in a well-established Carstairs neighbourhood kitty corner to Memorial Park - home to the Carstairs Splash Park, providing a fun and refreshing spot for families during the warmer months. Additionally, Memorial Park includes walking trails, green spaces, and a gazebo, making it a versatile location for outdoor activities and events. This home is a rare combination of size, layout, lot and location. Book your showing today!