1203 Gough Road
Carstairs, Alberta

MLS # A2222112

$520,000

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

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Parquet	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

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

Stop compromising on space. This expansive nearly 2,000 sq. ft. bungalow offers the rare luxury of keeping the whole family together on one level, without ever feeling crowded. Anchored by a bright, open-concept living and family room with a sleek gas fireplace, the layout is designed for both large-scale entertaining and quiet movie nights. The heart of the home features a functional kitchen and a sunny breakfast nook complete with a cozy wood-burning fireplace—the perfect spot for morning coffee while the kids play. With 3 generous bedrooms, 2 full baths, and main floor laundry, the daily "stair-climbing" grind is a thing of the past. Need even more room? The full, unfinished basement is a blank canvas for a massive rec room, home gym, or extra bedrooms. Step outside to your private oasis: a massive, fully fenced south-facing yard with a sun-drenched deck, fire pit, and mature landscaping. Park the RV with ease via the side alley gate and enjoy being kitty-corner to Memorial Park’s splash park and walking trails. Big house, big lot, and a location that can't be beat. Your family’s next chapter starts here.