



GRASSROOTS
REALTY GROUP

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**841 E Nanton Street
Carstairs, Alberta**

MLS # A2234947



\$412,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Gravel Driveway, RV Access/Parking, See Remarks		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Basement fridge, stove

This charming bungalow on a spacious corner lot is ready for new owners! If you're searching for a home in a fantastic location with plenty of outdoor space and ample parking, this could be the one. Inside you will find a cozy boot room, a bright and sunny living room with enough space for oversized comfy furniture, 2 bedrooms, a full bathroom and a roomy kitchen! The large primary bedroom was previously two smaller bedrooms that have been modified into one large room, and can easily be put back if more space is needed. The basement supplies opportunity for guests to comfortably stay for an extended period of time if needed since it has it's own kitchenette, another full bathroom and a 3rd bedroom! The basement also has a large rec space for games and movies, laundry area and a small workshop room for hobbies to be done! An added bonus is that this home still possesses some adorable 1950s character throughout! Outside you will appreciate the large backyard, with space for a garden and room to host summer BBQs! If you have vehicles and toys that you currently don't have room for, they will all find a home here! Whether it's in the covered carport, along the side yard or in the oversized driveway, there's plenty of room! You can't beat this location for how easy it is to get in and out of town using Highway 2A to go between towns to the North and South! It's also close to the new grocery store in town as well as the Carstairs golf course and many other great local businesses, and you can watch the kids walk to school while you drink coffee on the back deck!