



**GRASSROOTS**  
REALTY GROUP

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**1523 Idaho Street  
Carstairs, Alberta**

**MLS # A2242982**



**\$565,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, garage heater, shed, fountain in yard, raised garden box

Welcome to 1523 Idaho Street This property has been immaculately taken care of and beautifully renovated. Property has 4 bedrooms (2 upstairs and 2 downstairs), and 3 bathrooms. Numerous renovations/upgrades include fresh paint, vinyl plank flooring, new furnace, new boiler, new tankless hot water heater, air conditioning, and has solar panels. Kitchen has been redone in beautiful neutral colors including quartz countertops. Downstairs is fully developed with gas fireplace, in floor heat, family room, 2 bedrooms, 4 piece bathroom, and a storage area with walk up to backyard. The backyard has been nicely landscaped, has a 2 tiered deck, fully fenced, has an underground sprinkler system, and a heated detached double garage. This property has a back lane behind it and across the street is a lovely green space with walking paths. This house is perfect for a family and is move in ready! Book your showing today.