



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1417 Mccrimmon Drive  
Carstairs, Alberta**

**MLS # A2244190**



**\$495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	See Remarks, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Wet Bar		

**Inclusions:** Shed

Welcome to this fully finished BUNGALOW located on a mature street in Carstairs. Offering 4 bedrooms (3 up and 1 down) and 2.5 bathrooms. You are greeted by a spacious living room that is filled with natural light, which flows effortlessly to the dining area open to the U-Shaped kitchen with CORNER PANTRY, STAINLESS STEEL appliances, and desk for added convenience and your weekly meal planning. The Primary suite is complete with a 2-piece ENSUITE and the added convenience of MAIN FLOOR LAUNDRY. There are two other generous sized bedrooms, with IKEA built-in Wardrobe systems that includes drawers. And, 4-piece bathroom on this floor makes one-level living easy. The basement offers a LARGE REC/FAMILY SPACE complete with a wet bar area, GAS FIREPLACE with flanking shelves, and a 3-piece bathroom. A massive bedroom / office with double doors completes this floor (window may not meet egress). Several rooms have seen FRESH PAINT. Outside in the SOUTH FACING BACKYARD you will find a two-tiered deck, raised garden beds, MATURE TREES/SHRUBS and loads of space to enjoy the outdoors. Features a 24x24 DOUBLE DETACHED HEATED GARAGE with RV parking potential (2 gates: 1 at the front & 1 at the back off the alley). This property is situated in an excellent location close to schools, shopping, parks & recreation. Do not miss your opportunity to own this great property located on a sought after street in this great community. Engineers Report is available upon request.