



GRASSROOTS
REALTY GROUP

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**1402 Ranch Road
Carstairs, Alberta**

MLS # A2259762



\$569,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,395 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Green House, Trampoline, Umbrella on Patio, Husqvarna Automower

Come and take a look at this beautiful, meticulously maintained Bi-Level in Carstairs — a home that has been lovingly cared for with thoughtful details throughout, leaving nothing for you to do but move in and enjoy. From the moment you drive up, the meticulous landscaping sets the tone for what awaits inside. Step through the front door and you'll be greeted with updated flooring that flows seamlessly through both the main and lower levels. The kitchen offers ample counter space, a corner pantry, stainless steel appliances, and opens onto the living and dining areas. A cozy gas fireplace with a mantle anchors the living room, while patio doors lead out to the deck, patio, and backyard oasis. The main floor also features a spacious primary suite with a walk-in closet and a 5-piece ensuite, complete with double sinks, a soaker tub, and a separate shower. A second bedroom and full bathroom complete the main level. The fully developed lower level boasts high ceilings with a suspended design for easy access, two large bedrooms, a family room, a four-piece bath, a generous laundry area, and fantastic storage with shelving that stays. Practical touches continue in the double heated attached garage, equipped with a workbench and rubber mats on the stairs. Outside, the backyard is truly a work of art — complete with a greenhouse, trampoline, mature trees, a large patio with built-in umbrella, and full fencing. Even better, the yard is wired for a Husqvarna automower (robotic mower), which is included. This home is the perfect blend of comfort, practicality, and beauty — and must be seen in person to be fully appreciated.