



**GRASSROOTS**  
REALTY GROUP

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

17, 1200 Milt Ford Lane  
Carstairs, Alberta

MLS # A2260728



**\$409,900**

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,016 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-

**Features:** Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wood Counters

**Inclusions:** desk in basement flex room, shelf in basement workshop, storage cabinet in basement storage room.

Welcome to this beautifully maintained bungalow villa, offering comfort, convenience, and an unbeatable location with sweeping prairie and mountain views. You're immediately welcomed to a bright and inviting living room and dining room with vaulted ceilings and a cozy gas fireplace, filled with natural light. The kitchen features a butcher block countertop, ceramic tile flooring, and newer appliances including a ThinkQ electric stove with convection oven and refrigerator. Extend your living space outdoors, with a covered pergola and natural gas hookup - The perfect place to relax and soak in your surroundings. The main floor layout is designed for easy living, with original oak hardwood floors, fresh paint (2024), and updated lighting. The spacious primary bedroom serves as a true retreat, while the second bedroom is currently used as an office and offers direct access to the garage. The main floor also includes an updated bathroom with a large walk-in shower and modern finishes, plus a convenient powder room with stacking washer/dryer. Downstairs, you'll find a generous recreation room with new flooring, a hobby area, plenty of storage, and an additional three-piece bathroom. This villa has seen thoughtful updates throughout: New Airease furnace and hot water tank (2023) Complete removal of all Poly-B plumbing Updated bathrooms on the main floor New eaves With its meticulous care, modern upgrades, and amazing location, this home is move-in ready and offers peace of mind for years to come. Pride of ownership is evident in this self managed, well-run, mature living complex. Don't miss your chance to call this beautiful home your own.