



**30 Meadowpark Place
Carstairs, Alberta**

MLS # A2261073



\$444,000

Division:	NONE	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,260 sq.ft.	Age: 2002 (24 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	0.14 Acre	
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Gas BBQ, fireplace mantle/surround		

Looking for a place that fits your budget and your vision? This move-in-ready home offers solid value with plenty of potential to make it your own. Tucked into a quiet cul-de-sac with no neighbours behind, this property features a walkout basement, single attached garage, and a welcoming front deck — perfect for morning coffee or visiting with friends. Inside, you'll find an open-concept main floor that connects the living, dining, and kitchen areas, creating a bright and functional space for everyday living. Step out onto the rear upper deck, ideal for evening BBQs and watching the sunset over the open space behind — a rare find in this price range. Upstairs, there are three bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. The walkout basement is mostly finished, offering a spacious rec room, roughed-in bathroom, and just a few finishing touches left to complete. The backyard is a good size, offering room for gardening, play, or future landscaping ideas. This is your opportunity to get into the market affordably and build equity over time. With a little polish and personal touch, this home could truly shine!