



**GRASSROOTS**  
REALTY GROUP

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**841 E Nanton Street  
Carstairs, Alberta**

**MLS # A2267704**



**\$389,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Basement Fridge & Basement Stove

Welcome to this charming BUNGALOW on a SPACIOUS CORNER LOT &mdash; full of character and ready for new owners! Offering 3 bedrooms (can be easily converted back by the buyer to offer 4) and 2 full bathrooms with a FINISHED BASEMENT. It's a wonderful blend of character, function, and space and at a great price! Step inside to find a welcoming boot room, a bright and sunny living area, and a roomy kitchen. Downstairs, the fully developed basement offers incredible versatility ideal for extended guests or family. It includes a kitchenette, a third bedroom, another full bathroom, a spacious rec area for movie or game nights, laundry space, and even a small workshop for hobbies or storage. You&rsquo;ll also love the touches of 1950s charm that still shine throughout this well-loved home. Outdoors, you'll notice the large lot at roughly 0.34 ACRES making it easy to accommodate your future plans and summer BBQs. Vehicle and toy enthusiasts will appreciate the abundant parking options &mdash; including a covered carport, side yard parking, and an oversized driveway. Location provides easy access to the 2A (potential business use?) and is close to shopping, restaurants, schools and is just a short drive to the Carstairs Golf Course.