



**GRASSROOTS**  
REALTY GROUP

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**1184 Milt Ford Lane  
Carstairs, Alberta**

**MLS # A2267766**



**\$624,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in G		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Refrigerator, dishwasher, stove, hood fan, washer, dryer, window coverings, 3 outdoor security cameras, 1 doorbell camera, 1 garage control

Amazing VALUE in this STUNNING RENOVATED HOME situated on a LARGE LOT with a TRIPLE ATTACHED GARAGE, tucked away on a quiet street. This BEAUTIFUL HOME has been UPDATED THROUGHOUT, offering modern comfort and timeless style. The gourmet kitchen is a chef's DREAM, showcasing QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a spacious ISLAND that opens to the dining area and living room. Patio doors lead to a DECK and MASSIVE FENCED BACKYARD — ideal for relaxing or entertaining. The OPEN LAYOUT and VAULTED CEILINGS create a bright, airy feel, while the large windows allow natural light to fill every corner, making the space BRIGHT and CHEERY. Upstairs features 3 BEDROOMS and a full bathroom. The lower level is fully finished with a large BEDROOM (or FLEX ROOM), a cozy REC ROOM with FIREPLACE, and a SECOND UPDATED BATHROOM. The HEATED, DRYWALLED, INSULATED TRIPLE ATTACHED GARAGE with 240V POWER and RUNNING WATER is truly a mechanic's or woodworker's DREAM! Located within walking distance to SCHOOLS, PARKS, SHOPS, and more — this is a FABULOUS HOME you won't want to miss!