



GRASSROOTS
REALTY GROUP

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**30319 Highway 2A
Carstairs, Alberta**

MLS # A2282509



\$3,899,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1957 (69 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	103.41 Acres		
Lot Feat:	Low Maintenance Landscape, Near Golf Course, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Carstairs
Basement:	-	LLD:	21-30-1-W5
Exterior:	-	Zoning:	Urban Reserve
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain, Pasture

Here is a active 103.41 acre FARM that is ANNEXED into the fast growing, TOWN OF CARSTAIRS. Utilize this Investment to LIVE/RENT until you create a vision to DEVELOP. Appreciate the 1837 sq ft, 4 Bedroom + Office + 2 Bathroom BUNGALOW HOME built in 1957. Outside you will appreciate the OUTBUILDINGS- 215 ft x 40 ft SHOP/MACHINE SHED, 100 ft x 30 ft BARN with a HOBBY/PARTY ROOM + an attached GREENHOUSE & a massive EQUIPMENT SHED. The land is CULTIVATED LAND + PASTURE as well as corrals infrastructure for animals. This is an ideal holding property that has options for revenue until it is time Develop. Imagine a great location for country living that is close to all amenities + is a GREAT INVESTMENT with potential for Big Capital Gains!