



**30319 Highway 2A  
Carstairs, Alberta**

**MLS # A2282509**



**\$3,899,000**

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

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

**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!