



**653 Macewan Drive
Carstairs, Alberta**

MLS # A2286627



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: Shed, Firepit, Library cabinetry, Deep freeze,

Charming BUNGALOW located on a mature street in CARSTAIRS, offering an abundance of natural light and thoughtful UPDATES completed over the years. Major improvements in 2013 included most windows, new roof, re-insulation and new siding, along with upgraded R40 ceiling insulation for added efficiency, plus a new hot water tank installed in 2019. The bright and functional kitchen features warm birch cabinetry, a central ISLAND with an eat-up bar, and a PANTRY for additional storage. The main floor hosts 3 BEDROOMS, including a spacious primary suite complete with a walk-in closet and private 2-PIECE ENSUITE. The FULLY DEVELOPED LOWER LEVEL offers a massive family room, an additional bedroom with a large window, a unique bathroom featuring a Japanese soaker tub, and generous STORAGE space. Outside, the west-facing FENCED YARD with ALLEY ACCESS provides a large parking pad ideal for RV or extra vehicles and is a gardener's dream with established PERENNIALS and fruit-bearing trees and shrubs including apple, raspberries, cherries, saskatoons, and black currants — a wonderful opportunity to enjoy comfortable living in a welcoming Carstairs community.