



**4 Champion Road
Carstairs, Alberta**

MLS # A2288886



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,400 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Pool Table, Wardrobe Closet in Laundry Room, All Benches and Storage Closet in Garage, Hot Tub.

Welcome to this stunning raised bungalow offering over 2,700 sq ft of living space on a huge 7,500+ sq ft lot, complete with an oversized driveway large enough to accommodate an RV. This immaculate home has undergone extensive updates, including a newer roof, new furnace, new hot water tank, and impressive renovations throughout the main floor. Step inside to soaring 12+ ft vaulted ceilings and an open-concept layout that creates a bright, airy atmosphere. The fully renovated kitchen is a true showstopper, featuring quartz countertops, an undermount sink, beautiful vinyl plank flooring, and modern finishes throughout. The main living area is highlighted by a dramatic floor-to-ceiling stone accented gas fireplace, complemented by expansive brand new windows that flood the space with natural light. Several thoughtfully designed feature walls add character, including a welcoming front entry with built-in paneling and sliding barn doors. The centrally located laundry room features striking black wood accents and recessed lighting for a sleek, modern touch. A spacious separate dining room offers additional room for hosting family gatherings. The main floor includes two generous bedrooms:

- A spacious primary bedroom featuring a large walk-in closet with built-in organizers and a private four-piece en suite bathroom
- A second oversized bedroom featuring sliding barn-style closet doors

Downstairs you’ll find two additional bedrooms, a four-piece bathroom, and a partially finished basement that includes a pool table — ideal for recreation or entertaining. The heated garage is exceptionally spacious, equipped with two separate single overhead doors and ample room for a full-size truck. Step outside to enjoy the large 16’ x 15’ deck, complete with built-in storage underneath, overlooking the expansive backyard. This

beautifully updated property combines space, style, and functionality — a rare opportunity in Carstairs that truly must be seen to be appreciated. Absolutely stunning and move-in ready — this one will not last.