



**1469 Aldrich Place  
Carstairs, Alberta**

**MLS # A2294124**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,311 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island		

**Inclusions:** Curtains, Curtain Rods, Garage Heater, Furniture NEGOTIABLE

Welcome to 1469 Aldrich Place — where space, function, and lifestyle come together in one of Carstairs’s most desirable and quiet locations. Situated on a massive 9,251 sq ft pie-shaped lot backing directly onto green space, this beautifully maintained 5-bedroom home offers over 2,300 sq ft above grade plus fully developed basement living. Thoughtfully designed for growing families, entertainers, and anyone craving room to breathe — both inside and out. The main floor welcomes you with a generous front office perfect for working from home, while the heart of the home showcases elegant marble countertops, warm gathering spaces, and a cozy fireplace that anchors the living area. The open layout allows for seamless everyday living and effortless hosting. Upstairs, you’ll find spacious bedrooms plus a versatile bonus room currently being used as an additional bedroom, complete with its own upper-level fireplace — creating the perfect retreat, teen hangout, or flex space. The fully developed basement adds incredible functionality, featuring a comfortable games area, subfloor for added warmth and comfort, and a wet bar rough-in ready for your future entertaining vision. Step outside and fall in love with the ultimate backyard lifestyle. Designed for summer nights and weekend gatherings, the yard features a stamped concrete patio, dedicated firepit area, upgraded fencing with anti-dig dog features, and direct access to peaceful green space views. The finished garage offers a polished space for tools, hobbies, or simply hanging out, making it just as functional as the rest of the home. Located just a short walk to the elementary school, public library, soccer fields, dog park, grocery store and more, this home delivers the perfect balance of quiet living and everyday convenience. This is more than just a home

— it's a place to grow, gather, and truly enjoy the Carstairs lifestyle.