



**1122 Centre Street
Carstairs, Alberta**

MLS # A2294697



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1963 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking, Single Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Tray Ceiling(s)		

Inclusions: gazebo, beverage fridge in back porch, wardrobe in back porch

Welcome to this charming home at 1122 Centre Street in the friendly town of Carstairs, set on a huge mature lot in a quiet area. You'll want to step inside to truly appreciate all this very updated and well-maintained property has to offer. The main floor features hardwood flooring in the living room and kitchen—ready to be refinished to truly shine. The large bright, south-facing living room is filled with natural light year-round and is enhanced by an elegant tray ceiling. The white kitchen is compact yet efficient, complete with a window over the sink overlooking the spacious backyard. There is a pantry in the hallway for extra kitchen storage. The primary bedroom is generously sized as is the closet, while the second bedroom also offers ample space and large closet—both with newer laminate flooring. The updated 4-piece bathroom is clean and well-kept. The paint is fresh and the baseboards and trim have recently been replaced. You will love the rear porch/back entry, featuring patio doors which creates a welcoming space for entertaining and provides direct access to the large, fully fenced yard. Outside, you'll find a single detached garage with room for extra parking at the back alley as well as RV parking in the yard. The front drive has a great base of gravel so also provides lots of parking. The gazebo remains for your enjoyment (hot tub excluded), offering a great foundation for your outdoor setup. Don't forget to look at the west side of the house in the backyard which is another large space that would work for a garden or dog run. The basement is unfinished but highly functional—perfect for storage, a home office, or workout space. Additional updates include upgraded 100-amp service, copper wiring, a recent on-demand hot water system, a recent new furnace and all newer windows. This home clearly reflects pride of

ownership, with numerous updates and upgrades throughout. A wonderful opportunity in a peaceful location—don’t miss it!