



**1533 Mcalpine Street  
Carstairs, Alberta**

**MLS # A2299468**



**\$595,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N?A		

A home that truly works for your life—space for the family, room for your projects, and upgrades already done. This fully finished 1,234 sq ft bi-level offers the ideal setup for busy family living with an open-concept main floor, updated kitchen with stainless steel appliances, large island with soft-close drawers, pantry, and convenient main floor laundry. Three bedrooms up, including a spacious primary retreat with walk-in closet, built-in storage, and private ensuite with jacuzzi tub. Downstairs is designed for real life—featuring a fourth bedroom with soundproofing (perfect for teens, guests, or shift workers), a large family room with projector and screen for movie nights, and a 3/4 bath with rain shower. Comfort features include central A/C (2019), tankless hot water, central vac, and built-in sound throughout. Step outside and you’ll see where this property really shines. The backyard is set up for both relaxing and getting things done—with a partially covered deck and gas BBQ hookup, exposed aggregate patio, insulated and powered workshop, dog run, and easy alley access with room to turn a truck and trailer. Whether you have toys, tools, or just need space to spread out—this yard delivers. If you’ve been looking for a home that blends comfort, function, and flexibility for everyday life—this one is worth a look.