



**30416 Highway 2 A
Carstairs, Alberta**

MLS # A2300625



\$769,000

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|------------------|-----------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 994 sq.ft. | Age: | 1945 (81 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, Driveway, Workshop in Garage | | |
| Lot Size: | 19.91 Acres | | |
| Lot Feat: | Fruit Trees/Shrub(s), Irregular Lot, No Neighbours Behind | | |

| | | | |
|--------------------|---------------------|-------------------|---------------------------|
| Heating: | Forced Air | Water: | See Remarks, Well |
| Floors: | Carpet, Tile, Vinyl | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | 29-30-1-W5 |
| Exterior: | Wood Frame | Zoning: | 1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: n/a

Discover a versatile and high-potential opportunity at 30416 Highway 2A in Carstairs, a property perfectly positioned to appeal to both savvy investors and homeowners seeking a spacious retreat. This expansive residence features an impressive layout with 15 rooms, offering endless configuration possibilities—whether you are looking to design a multi-generational living space, a dedicated home office complex, or a high-capacity rental. Situated on a generous lot with easy access via Highway 2A, the property provides the peace of rural living without sacrificing proximity to local amenities. With no condo fees and a significant footprint, homeowners can enjoy the freedom to customize and add value, while investors will appreciate the sheer scale and the potential for a strong return on investment. The property is sold "as is," presenting a "blank canvas" opportunity for those with a vision to revitalize and modernize a substantial piece of real estate in a growing community. From its prime location to its flexible interior, this property is a standout choice for anyone looking to maximize their real estate portfolio or plant roots in a home with room for everyone.