



GRASSROOTS
REALTY GROUP

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**1418 Mcalpine Street
Carstairs, Alberta**

MLS # A2209716



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Front Drive, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Storage		

Inclusions: Washer/dryer negotiable.

For those of you looking for a fixer-upper family home or flip project, we have one that is just perfect for you! This home is being offered for the first time by the Original Owners! The main floor features a central eat-in kitchen with rooms to either side which offer flexibility to use to suit your needs (sunken living room, dining room, den, craft room). Many windows throughout the home bring in the warmth of the sun. The main floor offers 3 bedrooms and 2 full baths (incl 3pc ensuite). In the basement you will find a massive rec room with wood burning stove and wet bar. The laundry hookups are in the 3pc bath and there is a fourth bedroom. No need to stress about storage upstairs, downstairs or outside because this house has it covered from closets to built in china cabinet and wet bar to a large storage room rounding out the basement. Then there is the 25x23 Garage/Workshop that features an overhead door to the loooooonnggg (4-5 cars end to end) front drive as well as one at the rear to access the alley. There is a nice sized back yard to boot with gravel pad for RV parking pool or shed.