



GRASSROOTS
REALTY GROUP

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**1418 Mcalpine Street
Carstairs, Alberta**

MLS # A2209716



\$455,000

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.

This home is being offered for the first time by the Original Owner/Builder! 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). 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 at 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. For those of you looking for a fixer-upper family home (build sweat equity) or flip project, this one is just perfect for you!