



**1417 Mccrimmon Drive
Carstairs, Alberta**

MLS # A2290241



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	See Remarks, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Wet Bar		

Inclusions: Shed

Welcome to this fully finished BUNGALOW located on a mature street in Carstairs. Offering 4 bedrooms (3 up and 1 down) and 2.5 bathrooms. You are greeted by a spacious living room that is filled with natural light, which flows effortlessly to the dining area open to the U-Shaped kitchen with CORNER PANTRY, STAINLESS STEEL appliances, and desk for added convenience and your weekly meal planning. The Primary suite is complete with a 2-piece ENSUITE and the added convenience of MAIN FLOOR LAUNDRY. There are two other generous sized bedrooms, with IKEA built-in Wardrobe systems that includes drawers. And, 4-piece bathroom on this floor makes one-level living easy. The basement offers a LARGE REC/FAMILY SPACE complete with a wet bar area, GAS FIREPLACE with flanking shelves, and a 3-piece bathroom. A massive bedroom / office with double doors completes this floor. Several rooms have seen FRESH PAINT & the Furnace & Hot Water Tank have both been replaced in the last 10 years. Outside in the SOUTH FACING BACKYARD you will find a two-tiered deck, raised garden beds, MATURE TREES/SHRUBS and loads of space to enjoy the outdoors. Features a 24x24 DOUBLE DETACHED HEATED GARAGE with RV parking potential (2 gates: 1 at the front & 1 at the back off the alley). This property is situated in an excellent location close to schools, shopping, parks & recreation. Do not miss your opportunity to own this great property located on a sought after street in this great community. Engineers Report is available upon request.