



**1124 Gleneagles Drive  
Carstairs, Alberta**

**MLS # A2294176**



**\$765,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Front Yard, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stone, Stucco, Wood Frame	<b>Zoning:</b>	RIS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, See Remarks		

**Inclusions:** Green House

Dreaming of space to breathe while still enjoying the convenience of town living? This private half-acre property offers the best of both worlds—and yes, you may finally have a reason to own that ride-on mower. Tucked among mature trees and shrubs, the expansive west-facing backyard is a peaceful retreat featuring a large garden, greenhouse, fire pit patio, and endless room to roam, play, or simply enjoy the outdoors. Inside, this sprawling bungalow offers generous living space with a warm and welcoming layout. The huge country kitchen is made for gathering, while the oversized dining room easily accommodates family celebrations and holiday dinners. A family room and living room add additional spaces to relax and connect. Down the hall, you’ll find two bedrooms and a full bathroom, along with a spacious primary retreat complete with a glass shower and corner tub ensuite. The partially finished basement adds even more flexibility, featuring a large finished bedroom with sitting area, two-piece bathroom, oversized laundry space, and cold storage room. The remaining unfinished area offers exciting potential for a rec room, games area, den, craft room, additional bedroom, and/or extra storage. Completing the property is an attached oversized double garage with radiant heat, a long driveway, and RV parking. With one-level living, room to garden, space to host, and projects to make it your own, this could be the perfect retirement retreat or forever home. Even a project or two to take on, but full of warmth, charm, and opportunity. Book a showing today to see how this property can make your small town dreams come true.