



**1533 Mcalpine Street  
Carstairs, Alberta**

**MLS # A2299468**



**\$575,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                   |               |                   |
| <b>Size:</b>     | 1,346 sq.ft.  | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Front Yard |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | In Floor Roughed-In, Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N?A   |                   |     |

A home that truly works for your life—space for the family, room for your projects, and upgrades already done. This fully finished 1,234 sq ft bi-level offers the ideal setup for busy family living with an open-concept main floor, updated kitchen with stainless steel appliances, large island with soft-close drawers, pantry, and convenient main floor laundry. Three bedrooms up, including a spacious primary retreat with walk-in closet, built-in storage, and private ensuite with jacuzzi tub. Downstairs is designed for real life—featuring a fourth bedroom with soundproofing (perfect for teens, guests, or shift workers), a large family room with projector and screen for movie nights, and a 3/4 bath with rain shower. Comfort features include central A/C (2019), tankless hot water, central vac, and built-in sound throughout. Step outside and you’ll see where this property really shines. The backyard is set up for both relaxing and getting things done—with a partially covered deck and gas BBQ hookup, exposed aggregate patio, insulated and powered workshop, dog run, and easy alley access with room to turn a truck and trailer. Whether you have toys, tools, or just need space to spread out—this yard delivers. If you’ve been looking for a home that blends comfort, function, and flexibility for everyday life—this one is worth a look.