



**30416 Highway 2 A  
Carstairs, Alberta**

**MLS # A2300625**

**\$769,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Workshop in Garage		
<b>Lot Size:</b>	19.91 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Irregular Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	See Remarks, Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-30-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

Discover a versatile and high-potential opportunity at 30416 Highway 2A in Carstairs, a property perfectly positioned to appeal to both savvy investors and homeowners seeking a spacious retreat. This expansive residence features an impressive layout, offering endless configuration possibilities—whether you are looking to design a multi-generational living space, a dedicated home office complex, or a high-capacity rental. Situated on a generous lot with easy access via Highway 2A, the property provides the peace of rural living without sacrificing proximity to local amenities. With no condo fees and a significant footprint, homeowners can enjoy the freedom to customize and add value, while investors will appreciate the sheer scale and the potential for a strong return on investment. The property is sold "as is," presenting a "blank canvas" opportunity for those with a vision to revitalize and modernize a substantial piece of real estate in a growing community. From its prime location to its flexible interior, this property is a standout choice for anyone looking to maximize their real estate portfolio or plant roots in a home with room for everyone.