



**30416 Highway 2 A
Carstairs, Alberta**

MLS # A2300625

\$769,000



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

Heating:	Forced Air	Water:	See Remarks, Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	29-30-1-W5
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	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 with 15 rooms, 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.