



GRASSROOTS

REALTY GROUP

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**1427 McCrimmon Drive
Carstairs, Alberta**

MLS # A2305032



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,399 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Blinds in Basement.

This well-maintained 1981 bungalow offers the perfect blend of comfort and functionality, with plenty of room for the whole family to spread out. This home boasts a sunken living room with a large bay window that fills the space with natural light. The kitchen is a dream for home chefs and coffee lovers alike, offering ample cupboard and counter space, plus a dedicated coffee station with a separate sink. The second of 3 main floor bedrooms includes patio doors to a side terrace, offering potential for your own private retreat. At the back entry, you'll find a fabulous laundry room complete with a sink, cabinets, and a handy laundry chute from the main bath. The basement offers incredible flexibility, with two large family/rec rooms—one featuring a cozy wood-burning stove, the other equipped with a wet bar, perfect for entertaining. A basement bedroom provides extra space (note: window does not meet current egress code), and there is abundant storage throughout. Step outside to enjoy the beautifully landscaped backyard with a two-tiered composite deck, patio, gardens, and flowerbeds, all surrounded by mature trees offering privacy and shade. The oversized 25x23.5' detached double garage provides plenty of room for vehicles and storage. Don't miss your chance to own this spacious, functional home in a charming small-town community!