



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1 Mcclung Gate E
Carstairs, Alberta**

MLS # A2313531

\$529,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,611 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings		

Inclusions: Shed

Open House June 13 from 1-3pm! Welcome to this affordable family home situated on a large corner lot in a quiet cul-de-sac — the perfect setting for anyone seeking space, comfort, and a peaceful lifestyle away from the busier cities. The oversized front-drive garage (23' x 23') is an added bonus. The main floor features a spacious front entry that opens into a bright living room with a cozy gas fireplace. The well-designed kitchen offers stainless steel appliances, a large pantry, and plenty of counter space, while the adjoining dining area easily accommodates family gatherings and entertaining. 9' ceilings on this level add to the spacious feel. Conveniently located off the garage entrance, the laundry room and a powder room complete this level. Step outside from the kitchen onto a large, maintenance-free deck that leads down to a poured concrete patio. The backyard is exceptionally spacious — with room for RV parking, kids' play areas, pets, gardens, firepits, and more. A storage shed in the corner provides additional space for tools and equipment. Upstairs, the primary suite includes a generous walk-in closet and a 4-piece ensuite. Two additional bedrooms, both large enough for queen beds, and another 4-piece bathroom complete the upper level. The basement offers a great layout for future development and currently serves well as a home gym or play area. Additional features include air conditioning for hot summer days. Located in the growing community of Carstairs, this home offers the perfect balance — close to Airdrie and Calgary, yet far enough to enjoy a quieter pace. Don't miss this well-priced opportunity. Book your showing today.