



**4, 16 Champion Road  
Carstairs, Alberta**

**MLS # A2319667**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, No Back Lane, No Neighbours Be		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Scottsdale Place, a quiet and well-maintained complex nestled in the heart of Carstairs. This beautifully updated end-unit bungalow townhome offers over 1,900 SQFT of developed living space, a single attached garage, and a functional layout that's perfect for first-time buyers, downsizers, or anyone looking for low-maintenance living without sacrificing space. The bright and inviting main floor features an open-concept design with updated finishes throughout, including granite countertops, stainless steel appliances, and a spacious living and dining area ideal for both everyday living and entertaining. Step outside onto your private deck and enjoy the peaceful surroundings of this quiet community. The main level also offers a generous primary bedroom complete with its own ensuite bathroom, a convenient half bath for guests, and main-floor laundry. The fully developed basement provides excellent additional living space with one additional bedroom, a full bathroom, and a large family/recreation room, making it perfect for guests, a home office, hobbies, or growing families. Located in a self-managed complex with low condo fees, this home offers exceptional value and pride of ownership throughout. You'll appreciate being just minutes from schools, parks, shopping, restaurants, walking paths, and all the amenities Carstairs has to offer. Known for its welcoming small-town atmosphere and strong sense of community, Carstairs offers the perfect balance of peaceful living and convenience, with easy access to Highway 2, Highway 2A, and Highway 581 for commuting to Airdrie, Calgary, and surrounding areas. Move-in ready and offering over 1,900 sq. ft. of developed living space, this is an opportunity you won't want to miss.