



**GRASSROOTS**

REALTY GROUP

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**1469 Aldrich Place  
Carstairs, Alberta**

**MLS # A2320178**



**\$724,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,311 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island		

**Inclusions:** N/A

Welcome to 1469 Aldrich Place — where exceptional space, comfort, and lifestyle come together in one of Carstairs’ most peaceful and sought-after locations. Perfectly positioned on an impressive 9,251 sq. ft. pie-shaped lot backing directly onto green space, this beautifully maintained 5-bedroom home offers over 2,300+ sq. ft. above grade plus a fully developed basement, delivering room for growing families, entertaining, and everyday living. Step inside and discover thoughtfully designed spaces that blend functionality with warmth. A spacious front office provides the ideal work-from-home setup, while the heart of the home features stunning marble countertops, inviting gathering areas, and a cozy fireplace that creates the perfect backdrop for family evenings and entertaining alike. The open-concept layout flows effortlessly, making everyday life feel both comfortable and connected. Upstairs, you’ll find generously sized bedrooms along with a versatile bonus room currently being used as an additional bedroom. Complete with its own fireplace, this space offers endless possibilities as a media room, teen retreat, playroom, or private sanctuary. The fully developed basement adds even more flexibility, featuring a spacious games area, subflooring for added warmth and comfort, and a wet bar rough-in ready for your future entertaining dreams. Outside is where this property truly shines. Designed for making memories, the backyard offers a stamped concrete patio, a dedicated firepit area, upgraded fencing with anti-dig features for your four-legged family members, and uninterrupted views of the tranquil green space behind. Whether you’re hosting summer gatherings or simply enjoying a quiet evening under the stars, this outdoor space is something special. The finished garage provides a polished extension of the home — perfect for hobbies,

projects, or simply a place to unwind. Located within walking distance to the elementary school, public library, soccer fields, dog park, grocery store, and everyday amenities, this home delivers the perfect combination of small-town charm and modern convenience. More than just a home, 1469 Aldrich Place is a place to grow, gather, and truly enjoy everything the Carstairs lifestyle has to offer.