



GRASSROOTS

REALTY GROUP

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**1329 Idaho Street
Carstairs, Alberta**

MLS # A2320630



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	See Remarks	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: See remarks

Here's your chance to create something truly special! This 4-bedroom bungalow sits on a LARGE MATURE LOT in a fantastic Carstairs location, backing directly onto GREENSPACE with only one immediate neighbour and alley access on two sides. The heavy lifting has already been done. The home has been largely stripped down to a clean slate and is ready for the next owner to add the finishing touches and design choices that suit their style. Many of the major upgrades were completed in 2011, including Low-E argon-filled main floor windows, skylight, high-efficiency furnace, 50-gallon hot water tank, shingles, siding, fascia, eavestroughs, downspouts, overhead garage door and opener, basement gas fireplace, and updated bathroom fixtures including an air-jet tub. Outside is where this property really shines. The oversized 26' x 26' HEATED GARAGE offers excellent space for vehicles, projects, or storage. The fully fenced yard features multiple gates and access points, providing plenty of flexibility for RV parking, trailers, toys, future shop plans, or expanded parking. Mature fir trees and established landscaping create a private setting that's becoming harder and harder to find. Backing onto greenspace and located just a short walk to Carstairs Elementary School, parks, pathways, and amenities, this property offers the perfect combination of location, lot size, and opportunity. If you've been looking for a property with great bones, major upgrades already completed, and the chance to make it your own, this could be the one. Bring your ideas, add the finishing touches, and enjoy all the benefits of this incredible lot and location for years to come.