



GRASSROOTS

REALTY GROUP

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**652 12 Avenue
Carstairs, Alberta**

MLS # A2324203



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden		

Heating:	Forced Air, Wood	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: basement storage shelving in laundry room & den, self watering gardening beds, shed. Primary bedroom side tables and bed frame also available

Welcome to one of the most impeccably maintained homes you'll find in Carstairs! This beautiful 3-bedroom bi-level is a true testament to pride of ownership, where every detail has been lovingly cared for over the years. From the moment you arrive, you'll appreciate the exceptional curb appeal, mature landscaping, and inviting presence that make this property stand out. The bright and welcoming main floor offers an inviting feel with a spacious living room that's perfect for relaxing or entertaining. The updated kitchen is both stylish and functional, while the renovated bathroom add a modern touch. Upstairs you'll find three comfortable bedrooms, creating an ideal layout for families or those looking for functional living space. The fully developed lower level features a generous family room that's perfect for movie nights or gatherings, along with abundant storage throughout. A versatile fourth room is currently used as a flex space or den, but with the addition of an egress window, it offers excellent potential to become a fourth bedroom. Situated on a large, mature lot, the outdoor space is every bit as impressive as the home itself. The beautifully landscaped backyard features self-watering garden beds, an inviting patio that's perfect for entertaining, mature trees and shrubs, and fruit trees that create a private, peaceful retreat. One of the property's most unique and desirable features is the oversized double detached garage with overhead doors facing both the back alley and 12th Avenue; you'll enjoy exceptional convenience and flexibility with access from either direction. There's ample space to park an RV, trailer, or multiple vehicles, making this property as practical as it is beautiful. Located in a family-friendly neighbourhood, you'll love being within walking distance of schools,

parks, shopping, and nearly everything Carstairs has to offer. This is more than just a house—it's a home that has been exceptionally cared for and meticulously maintained inside and out. Move-in ready and full of charm, opportunities like this are truly rare.