



**118 Meadowpark Drive
Carstairs, Alberta**

MLS # A2325309



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan		

Inclusions: Shed. Moveable Kitchen Island.

Welcome to this well-maintained family home in the established community of Meadowpark in Carstairs. Offering 3 bedrooms, 1.5 bathrooms, and a functional layout, this property presents an excellent opportunity for first-time buyers, growing families, or anyone looking to build equity by adding their own personal touches. The bright main floor features a spacious living room, a practical kitchen with ample cabinetry, an adjoining dining area, and a convenient 2-piece bathroom. Upstairs you'll find three comfortable bedrooms and a full 4-piece bathroom, creating a functional layout for everyday family living. The partially finished basement offers additional living space with plenty of flexibility to complete as a family room, home office, fitness area, playroom, or additional bedrooms. Outside, you'll appreciate the generous 5,500 sq. ft. fenced lot with plenty of room for kids, pets, and outdoor entertaining on the 18 x 12' deck. A standout feature is the 37.5-foot driveway, providing excellent space for RV, trailer, or additional vehicle parking, while the double attached garage offers even more parking and storage. The 12' x 12' backyard storage shed is perfect for storing lawn equipment, seasonal items, bikes, or recreational gear. Located in a mature neighbourhood close to parks, schools, walking paths, and all of Carstairs' everyday amenities, this home offers outstanding convenience and long-term potential. With solid bones, a functional layout, exceptional parking options, and plenty of opportunity to update and make it your own, this is an excellent chance to own an affordable detached home in one of Carstairs' established neighbourhoods. Whether you're a first-time buyer, growing family, or investor, 118 Meadowpark Drive offers outstanding value and the opportunity to create a home that fits your vision.