



GRASSROOTS
REALTY GROUP

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125 13 Avenue
Carstairs, Alberta

MLS # A2326151



\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,374 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Single Garage Detached		
Lot Size:	0.56 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Other, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: TV Mounts

ACREAGE LIVING... WITHOUT LEAVING TOWN! Welcome to one of Carstairs' most unique properties, offering an incredible 24,394 sq. ft. lot right within the town limits. If you've been dreaming of the space, privacy, and freedom of an acreage without giving up the convenience of town services, this is the property you've been waiting for. Originally built as a bungalow and substantially expanded with a large two-storey addition in 2015, this spacious home offers approximately 2,950 sq. ft. of developed living space with plenty of room for growing families, hobbies, home offices, or multi-generational living. The home features an updated kitchen with newer countertops, updated appliances, and plenty of workspace, while the cozy wood-burning fireplace creates the perfect place to gather on cooler evenings. The flexible floor plan offers multiple living areas, generous bedroom space, main floor laundry, and room to make the home fit your family's needs. Since purchasing the home, the current owners have completed numerous upgrades including replacement windows, updated flooring, newer appliances, approximately 605 feet of premium board-on-board fencing, and the creation of exceptional outdoor living spaces. Enjoy the covered outdoor kitchen, relax in the hot tub and gazebo area, or simply take in the privacy provided by the mature trees, beautiful landscaping, and established gardens. The lot is truly what sets this property apart. With a heated oversized attached garage, detached garage, extensive RV and trailer parking, equipment storage, and room for multiple vehicles, this property is ideal for anyone who needs extra space. Whether you're a contractor, car enthusiast, outdoor enthusiast, or simply someone who wants room for all the toys, opportunities like this rarely come available within town limits. Backing onto town-owned land and with no

immediate neighbours to the west, you'll enjoy a level of privacy that is difficult to find in town. The mature trees, expansive yard, and peaceful setting create a property that truly lives like a small acreage while still being just minutes from schools, shopping, parks, and all of Carstairs' amenities. Properties like this don't come along very often. If you've been looking for a home that offers space, privacy, incredible parking and storage, and an acreage lifestyle without leaving town, this is a property that truly needs to be seen to be appreciated.