



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1329 Osler Street
Carstairs, Alberta

MLS # A2330869



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: None

Welcome to this solid, well-maintained bungalow offering 1,076 sq. ft. of comfortable living space in a fantastic location! Backing onto an expansive green space with a sunny south-facing backyard, this home provides the perfect setting for families, gardeners, and anyone who appreciates extra privacy and outdoor enjoyment. The main floor features a bright and functional layout with three bedrooms, a full bathroom, and a spacious living room that flows into the dining area. Garden doors off the dining room lead to the backyard deck, making it easy to enjoy summer BBQs and outdoor entertaining. The fully finished basement significantly expands the living space with two additional bedrooms, a large recreation area, a convenient cold room for canning or food storage, and a bathroom rough-in ready for future development to suit your needs. Outside, you'll appreciate the long front driveway offering plenty of off-street parking, while the rear alley access provides excellent potential for a future garage, workshop, or RV parking. Roof shingles were recently replaced and the , furnace is high-efficiency, plus 100-amp electrical service add to the value and peace of mind this home offers. Whether you're searching for a family home with room to grow, an investment opportunity, or a property with future potential, this well-built bungalow is ready for its next chapter. Call your favourite local agent today to see that this home can make your Small Town Dreams Come True!