



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**45 Stromsay Gate
Carstairs, Alberta**

MLS # A2331258



\$419,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Low Maintenance		

Heating: In Floor Roughed-In, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 324

LLD: -

Zoning: R-3

Utilities: -

Inclusions: N/A

OPEN HOUSE Saturday July 25 at 2pm-4pm at 45 STROMSAY GATE Welcome to the Villas of Stonebridge Glen, an upscale 50+ Adult Living in the town of Carstairs near the Golf Course. This is a Built Green (2005) by Gold Seal Homes. Beautifully maintained bungalow townhome offers 2 bedrooms, 2 dens, and 2 and a half bathrooms. The open-concept design is perfect for simple living and entertaining, featuring a stone island, stainless steel appliances, cabinetry, a pantry plus the stacked washer/dryer for your convenience. The skylight enhances the interior of the home with natural light. The fully finished lower level provides additional large rooms for guests, hobbies, or a home office. Extra bonuses: the rough-in floor heat already in place, extra storage spaces, and generous sized rooms throughout. The single attached garage, the front porch and backyard deck compliments your home. Stay cool all summer with central air conditioning! Enjoy a peaceful, low-maintenance lifestyle in a welcoming community close to Golf Course, walking paths, shopping, and everyday amenities. Come check this home fast before it's gone!