



GRASSROOTS
REALTY GROUP

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693 10 Avenue
Carstairs, Alberta

MLS # A2332977



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,393 sq.ft.	Age:	1925 (101 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Garden, Lawn, Many Trees, See Remarks, Subdivided		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	8-30-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: cream/grey vinyl sided 8X10 shed

ACREAGE LIVING in the heart of Carstairs. You will not want to miss out on this. RARE OPPORTUNITY with tons of possibilities. Incredible chance to own a great house on a 2 acre lot in the heart of Carstairs with 5 subdividable lots on the property ready to go. There is a 90 foot Well on the property and still hooked up to city water. 5 services to lots and one to main house Deep services are stubbed 10 Feet into the property and engineering and services are done and ready to subdivide .Opportunity to build on 5 lots and keep the house with 3/4of an acre. This large home features many recent UPDATES including the Kitchen with new cabinets and countertops complete with an ISLAND overlooking the dining area. The primary bedroom complete with an full ENSUITE and laundry are on the main level for added convenience as well as a large family/rec room and a bathroom Upstairs, you will find a large BONUS room, 3 additional bedrooms and a full bathroom .There are plenty of mature TREES and outdoor space for you to enjoy. The MASSIVE 30x26HEATED SHOP is perfect for a woodworker, hobbyist , mechanic etc.. there is also tons of parking.EXCEPTIONAL VALUE! Don’t miss out on this excellent and rare opportunity