



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1409 ALDRICH Place SW
Carstairs, Alberta

MLS # A2337436



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Interior Lot, See Remarks, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Marble, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	SINGLE FAMILY RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	GARAGE DOOR OPENERS AND REMOTES		

MOVE - IN - READY This family home offers exceptional living space and comfort throughout. The front door entry leads you into a large I-shaped foyer with a front hall closet, stone tile flooring leading to your home office, features a soaring 8 foot classic double door office or den entry and includes a closet. (Perhaps a bedroom for a loved one) Your kitchen will feature modern stainless steel energy star appliances. The center island comes with a built in dishwasher, a double under counter sink with a goose neck faucet. The center island provides for under counter seating with knee comfort space, hang down island decor lights with ceiling pot lights. The feature of quartz counter tops through out beautifies your gracious living spaces. The kitchen has a gas counter top range with a range hood. Off the kitchen is your walk through pantry with organized shelves that leads to the mud room and your triple attached garage. The mud room has an 8' double door closet, stone tile flooring and a conveniently located main floor powder room which has an 8 foot door. This homes main floor height is 9 feet through- out with *8 foot doors, and gives the outside natural sun light a place to warm the heart of the living room and the sun burst dinette where meals are enjoyed. The living room features a fireplace with a 5 foot mantle 8"high and 6" wide to fit your decor. Above is a ceiling fan with a remote, comes with built in speakers and pot lights. A main floor walk out to a wood deck and rear yard access for outdoor entertaining and family gatherings. Vinyl plank floors on main. The upper level comes with a bonus room for the cozy moments of entertainment and relaxation. There is a walk in laundry room with a window, provides natural light, includes a washer and dryer! The Primary /master bedroom has built-in pot lights and sound system, a walk in closet with organized shelves plus

the lovely ensuite, having a double counter top . Twin sinks , a large soaker tub and separate shower stall with both a fix shower head and an adjustable hand held shower wand.(see photos) Get ready to relax . NOW for that private moment ,a private water closet . All bed-rooms have a walk in closet. One bedroom has an ensuite effect to the main upper wash room. Feature walls in the master bed room and dinette . The lower level (basement) features a walk-up to a private side entrance, large windows and insulated for your future finishing design ,with roughed in plumbing for an additional bath room. The buyer, in addition can negotiate with the builder to complete the lower area at a mutually agreed to price. This home offers Triple car garage with auto doors and remote openers , access to the home through the inside 8' foot man door to the mud room. Ideally situated close to every day amenities with quick access to schools , grocery stores , parks ,walking pathways , sports arena and Tim Hortons ,easy commute to # 2 hwy and 2 -A Highway. Full Security system and Cameras.