



GRASSROOTS
REALTY GROUP

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**132 Meadowpark Drive
Carstairs, Alberta**

MLS # A2340800



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,025 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Basement fridge, TV in basement, pergola,

This little home is sure to surprise you the moment you step inside! Thoughtfully maintained and exceptionally efficient with its space, it offers far more than you might expect. The front entry stairs lead directly into the dining room, where patio doors open onto a lovely covered side deck that is 13ftx10ft—perfect for enjoying your morning coffee or relaxing outdoors. The kitchen is neat, bright and efficiently designed, with a window overlooking the sink. The generous living room features a large west-facing bay window that fills the space with warm afternoon and evening sunshine. Beautiful hardwood floors in this living room. The primary bedroom is spacious enough for your king-size bed and dressers, and the double closets provide plenty of storage. The updated main bathroom is spotless and features a convenient cheater door to the primary bedroom. A second bedroom on this level provides flexibility for family, guests or a home office. The open staircase leading to the lower level creates a wonderful connection between the two floors, making the basement feel like a natural extension of the main living space. The large family room is a fantastic gathering area, highlighted by a truly unique live-edge wood bar with a striking river-rock epoxy countertop. A large window brings in plenty of natural light and adds to the spacious feel. The completely renovated lower-level bathroom is a must-see and adds even more appeal. Two additional bedrooms provide excellent space for family, guests, hobbies or a home office. The utility room conveniently houses the laundry and there is a storage room for the freezer and extra fridge. The furnace is newer. Outside, the oversized front driveway offers plenty of parking and makes it easy to accommodate a large RV along with additional vehicles. And yes, your truck will fit comfortably in the spacious garage! The fenced

backyard has a wonderful mix of established features, including an apple tree, rhubarb and grapes. A low deck with pergola provides a comfortable outdoor space to enjoy the yard. There are no neighbors behind, and beyond the property are the train tracks, with a berm in place to help reduce the sound when the train passes. If you're looking for a home that is affordable, exceptionally well-maintained, surprisingly spacious and full of unique touches, this one is definitely worth seeing!