



GRASSROOTS
REALTY GROUP

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240 Essex Street
Carbon, Alberta

MLS # A2342693



\$874,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,543 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Converted Garage, Gravel Driveway, Heated Garage		
Lot Size:	15.67 Acres		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Central, High Efficiency, Forced Air, Propane	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	15-29-23-W4
Exterior:	Concrete, Log, Wood Frame	Zoning:	R-2
Foundation:	Combination, Piling(s), Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home		

Inclusions: Shed, Enclosed lean-to and covered storage/convertible greenhouse attached to garage/workshop

Tranquility, Peaceful, Beauty, are just a few words to describe this remarkable property. Sitting on top of the hill with stunning views of the valley, this 15 acre property has mature trees, a creek bordering the property, open meadows, wild berries, and marsh lands. Located on the edge of Carbon, you feel like you are away from it all yet you can walk to groceries, restaurants, the swimming pool, beach volleyball, tennis court, ball diamond, and the kids can walk to school. Not only that, the property has municipal water and sewer & WOW! Adding even more value is the ability to subdivide the property if desired (with municipal approval). Easy commutes to Calgary (under an hour), Airdrie (45 min), or Drumheller (20 min). The home rests beautifully amongst a variety of mature trees and rolling landscape… walk the property and pick saskatoon berries off the bursting bushes, and in the winter, enjoy the amazing toboggan hill and flat meadow as a great place to build a hockey rink. With 2,543sq’ above grade, there is plenty of room in this home where pride of ownership boasts stunning condition. Develop the 817sq’ unfinished basement for a total of 3,360sq’. 3 bedrooms, 3.5 bathrooms, this home would be fantastic as a multi generational home, Bed & Breakfast, or AirBnb. Enter the home to find a spacious foyer leading to the converted log cabin turned bedroom! Complete with vaulted paneled ceiling, lofted storage and half bath. An additional 4-piece bathroom can be accessed from the hallway. The mudroom features of storage and front load washer and dryer. Acting as a secondary entrance to the home, the mudroom can be entered through the expansive east facing enclosed porch. The heart of the home is the massive kitchen with hardwood floors and vaulted ¼ sawn white oak paneled ceiling detail. The spacious family room and living room features a Mt

Vernon Quadrafire 50lb hopper pellet stove and access to a west facing deck. Another bedroom and 3-piece bathroom complete the main level. Upstairs in the master retreat! Vaulted ceilings, spacious walk-in closet, 4-piece ensuite with soaker tub, and private west facing deck to take in the unbelievable views across the valley! There are so many other incredible features in this home… All bathroom and bedroom walls are insulated for privacy, bedrooms have solid core doors, the ceiling below the master bedroom is insulated, Jeldwin and Lux windows, vaulted ceilings nearly everywhere in the home, Central Vacuum, metal roof, R/O to the laundry room sink and kitchen fridge, NEW 2-stage furnace, and NEW propane hot water tank (2021). Throughout the property, there are several out-buildings including, a couple sheds, heated workshop, storage, and lean-to. A brand you deck on the edge of the hill is an amazing place for lunch or your morning coffee. There is plenty of room to build a secondary workshop or large garage. Gas line is at the edge of the property or keep the propane for heating. Come and see this spectacular acreage!