



**GRASSROOTS**  
REALTY GROUP

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1483 Aldrich Place  
Carstairs, Alberta

MLS # A2342700



**\$749,900**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | NONE                                                                     |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | Bungalow                                                                 |        |                  |
| Size:     | 1,644 sq.ft.                                                             | Age:   | 2018 (8 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3                |
| Garage:   | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga |        |                  |
| Lot Size: | 0.13 Acre                                                                |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands  |        |                  |

|             |                                                                                                                                                                                            |            |     |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                    | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                     | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                            | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                                       | LLD:       | -   |
| Exterior:   | Stone, Stucco, Wood Frame                                                                                                                                                                  | Zoning:    | R-1 |
| Foundation: | Poured Concrete                                                                                                                                                                            | Utilities: | -   |
| Features:   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar |            |     |
| Inclusions: | Hot Tub                                                                                                                                                                                    |            |     |

Incredible value in this executive walkout bungalow with a RARE TRIPLE attached garage, solar panels, sun room and backing onto walking paths and pond. Offering 2,614 SF of developed living space with 2+2 bedrooms, 3 bathrooms and curb appeal that is sure to impress. The bright and open main floor showcases hardwood flooring, tray ceiling accents, chic lighting and modern finishing throughout. A front living room with cozy gas fireplace opens to the dining area and the Chef's kitchen where you will love dual tone cabinetry, quartz countertops, large island with eating bar, under cabinet lighting, high end KitchenAid appliances (including an induction cooktop) and a spacious pantry. The kitchen also gives way to the balcony for summer BBQ's and morning coffee to take in the sunrise. Retreat to the primary bedroom with dedicated sitting area, huge walk-in closet, luxurious 5 piece spa like ensuite and private garden door access to the enclosed sun room and hot tub. A conveniently located laundry room, second bedroom and 4 piece bathroom complete the main floor. The walk out basement extends the living space with a family room with full service wet bar, 2 generously scaled bedrooms, a 4 piece bathroom, huge workshop (could be transformed into a media room, play room or home gym) and an abundance of storage. Don't overlook the energy-efficient solar panel system designed to reduce utility costs, central AC for those hot summer days and expansive patio space for summer entertaining. Not a thing to do but move in!