



GRASSROOTS
REALTY GROUP

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49 Cambridge Way
Carbon, Alberta

MLS # A2345075



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Ba		

Heating:	Forced Air, Natural Gas
Floors:	Linoleum, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Slab
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Nestled in the charming Village of Carbon, this spacious three-bedroom, two-bathroom bungalow offers comfortable, convenient main-floor living with a layout ideally suited for retirees, empty nesters, or anyone looking to simplify without sacrificing space. Thoughtfully designed for easy living, the entire home is located on the main floor, while convenient crawlspace access provides practical room for maintenance and storage needs. The inviting living room features a cozy wood-burning stove, creating a warm and welcoming atmosphere that flows seamlessly into the kitchen and dining areas. The open, connected layout offers a wonderful great-room feel, perfect for relaxing with family or entertaining guests. Outside, this property truly shines with an abundance of parking, storage, and workspace. An attached double garage faces the street and is complemented by a dual parking pad, while a second double detached garage sits along the west side of the property, offering exceptional flexibility for vehicles, hobbies, projects, or additional storage. The large, fully fenced yard backs onto green space, creating a peaceful and private setting with limited neighbouring homes nearby. A convenient storage shed provides additional space for lawn equipment, gardening supplies, tools, and seasonal items. Numerous tasteful updates throughout the home add to its appeal, blending comfort and functionality with a welcoming, homey atmosphere. Whether you're looking for a comfortable place to settle into retirement, a manageable home with room for hobbies and projects, or a quiet property with plenty of outdoor space, this Carbon gem offers an appealing combination of comfort, privacy, and practicality.