



GRASSROOTS
REALTY GROUP

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1460 Aldrich Place
Carstairs, Alberta

MLS # A2347056



\$710,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,371 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Att		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Stone Counters

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

Inclusions: Storage shed, Cabela Safe, Thermostat, T.V Mounts, Basement Fridge, Curtain Rods. Garage Heater

Welcome to this fantastic fully finished Marygold built home in the family-friendly community of Carstairs! From the moment you step inside, you'll be impressed by the high-end finishes, 'ceilings and stunning staircase. The main floor offers a spacious and functional layout with a beautiful kitchen featuring an abundance of cupboard space, quartz countertops and stainless steel appliances. You'll also find a large mudroom, walk-through pantry, main floor bedroom which could be used as an office, cozy family room and spacious dining area. From the dining area, step outside onto the large south-facing extended deck overlooking the large backyard with an in ground sprinkler system. There's plenty of room for the kids to play, entertain, park an RV and more! Upstairs, you'll find three generously sized bedrooms, a large central bonus room and convenient upper-floor laundry. The primary retreat is truly something special, with plenty of space for a king-sized bed, side tables, dresser and even a comfortable seating area. The ensuite features a beautiful 5-piece bathroom and large walk-in closet. The fully finished basement adds even more living space with a fifth bedroom, office or craft room, bathroom, storage room and a fabulous central family room — perfect for movie nights, a playroom or extra space for the family. To top it all off, this home offers a triple attached heated garage! There's so much to love about this beautiful Carstairs home, with space for the whole family both inside and out.