



GRASSROOTS
REALTY GROUP

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**680 Wallace Drive
Carstairs, Alberta**

MLS # A2351731



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,186 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Multiple Driveways, Oversi		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Pantry		

Inclusions: 3 Ceiling Fans w/ remotes, Gazebo, Hot Tub, Shed

Welcome to the great town of Carstairs! This well maintained bi level offers 2,264 sq.ft. of developed living space and sits on a spacious corner lot with plenty of room to enjoy. Bright, open, and inviting, the main floor features laminate flooring throughout, and a sun filled living area anchored by a charming brick wood burning fireplace. The kitchen provides excellent cabinet and countertop space, built in wall shelving, and a huge pantry – with optional laundry hook-up, perfect for everyday convenience. The dining room flows seamlessly from the kitchen and features French doors leading to a maintenance free composite deck overlooking the private backyard. The primary bedroom is a comfortable retreat with a 2 piece ensuite. Two additional generous bedrooms and a renovated 4 piece bathroom with a hydro therapy massage tub complete the main level. The lower level is fully developed and continues the laminate flooring throughout. It offers a massive family room with a second brick wood burning fireplace, a large bedroom, a renovated 3 piece bath, laundry room, storage room, and a versatile flex room—ideal for a home office, gym, or hobby space. Outside, you’ll find an oversized single attached garage, a huge driveway, and an additional gravel parking pad—perfect for your RV or extra outdoor toys. Enjoy the newer hot tub with gazebo in your private backyard, plus a substantial outdoor shed with a reinforced floor and wide door, large enough to store an ATV. This is the perfect home for anyone looking to move into their next level property or escape the city lights for a quieter, more relaxed lifestyle. Carstairs offers small town charm with all the space you’ve been craving.