

17, 1200 Milt Ford Lane
Carstairs, Alberta

MLS # A2281122



\$409,000

Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bungalow	
Size:	1,016 sq.ft.	Age: 1993 (33 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Backs on to Park/Green Space, Front Yard, Rectangular Lot	

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wood Counters		
Inclusions:	N/A		

Welcome to this beautifully maintained bungalow villa, positioned to enjoy sweeping prairie and mountain views. You'll be greeted by a bright, inviting living and dining area with vaulted ceilings and a cozy gas fireplace, filled with natural light. The kitchen features a butcher block countertop, ceramic tile flooring, and newer appliances, including a ThinkQ electric stove with convection oven and a refrigerator. Extend your living space outdoors to a covered pergola with a natural gas hookup—an ideal spot to unwind and soak in the surroundings. The main floor is designed for easy living, boasting original oak hardwood floors, fresh paint (2024), and updated lighting. The spacious primary bedroom offers a true retreat, while the second bedroom is currently used as an office with direct access to the garage. A modern main-floor bathroom with a large walk-in shower and a convenient powder room with stacking washer/dryer complete the level. The backyard, with patio and pergola, is a peaceful, sunny space to embrace the views of the mountains. You will love this unique location backing on to green space. There are garden plots for anyone wishing to exercise their green thumb. Downstairs, you'll find a generous recreation room, a hobby area, ample storage, and an additional three-piece bathroom. This thoughtfully updated 55+ villa has seen improvements such as a new Air Ease furnace and hot water tank (2023), complete removal of Poly-B plumbing, updated main-floor bathrooms, and new eaves. Pride of ownership shines in this self-managed, mature living complex—and waiting for you to call it home.