

17, 16 Champion Road
Carstairs, Alberta

MLS # A2283479



\$375,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage		
Inclusions:	None		

Welcome to turnkey condominium living, where convenience and comfort come together. This beautifully maintained unit offers an inviting open-concept main floor featuring a bright living area, convenient main-floor laundry tucked into the powder room, a full bathroom, a spacious primary bedroom, and a second bedroom or den—perfect for guests or a home office. The fully finished basement expands your living space with a large bedroom or flexible room, a cozy family room, a 3-piece bathroom, and an exceptionally large storage/workshop area. Step outside through patio doors off the living room to the back deck, complete with a gas line for your BBQ or patio heater and stairs leading down to the shared green space—ideal for relaxing or entertaining. The single attached garage offers room for a vehicle plus additional storage and includes a handy hose bib for easy cleanup. Located in a quiet, well-kept complex that is not age-restricted, this style of living is especially well-suited to retirees and snowbirds. Enjoy the bonus of low-maintenance living with snow removal, exterior maintenance, roof and window replacement handled by the condo corporation. Even better, this self-managed complex keeps condo fees impressively low at just \$350/month. Enjoy the convenience of a quick walk to Tim Hortons, scenic pathways nearby, and easy access to Hwy 581, 2A, and Highway #2. This exceptional condo checks off so many of those “must-have” boxes—don’t miss your opportunity to call it home. ???