

653 Macewan Drive  
Carstairs, Alberta

MLS # A2286627



## \$475,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island		

**Inclusions:** Shed, Firepit, Library cabinetry, Deep freeze,

Charming BUNGALOW located on a mature street in CARSTAIRS, offering an abundance of natural light and thoughtful UPDATES completed over the years. Major improvements in 2013 included most windows, new roof, re-insulation and new siding, along with upgraded R40 ceiling insulation for added efficiency, plus a new hot water tank installed in 2019. The bright and functional kitchen features warm birch cabinetry, a central ISLAND with an eat-up bar, and a PANTRY for additional storage. The main floor hosts 3 BEDROOMS, including a spacious primary suite complete with a walk-in closet and private 2-PIECE ENSUITE. The FULLY DEVELOPED LOWER LEVEL offers a massive family room, an additional bedroom with a large window, a unique bathroom featuring a Japanese soaker tub, and generous STORAGE space. Outside, the west-facing FENCED YARD with ALLEY ACCESS provides a large parking pad ideal for RV or extra vehicles and is a gardener's dream with established PERENNIALS and fruit-bearing trees and shrubs including apple, raspberries, cherries, saskatoons, and black currants &mdash; a wonderful opportunity to enjoy comfortable living in a welcoming Carstairs community.