

1418 Mcalpine Street  
Carstairs, Alberta

MLS # A2209716

# \$455,000



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Storage		

**Inclusions:** Washer/dryer negotiable.

This home is being offered for the first time by the Original Owner/Builder! The main floor features a central eat-in kitchen with rooms to either side which offer flexibility to use to suit your needs (sunken living room, dining room, den, craft room). The main floor offers 3 bedrooms and 2 full baths (incl 3pc ensuite). In the basement you will find a massive rec room with wood burning stove and wet bar. The laundry hookups are in the 3pc bath and there is a fourth bedroom. No need to stress about storage upstairs, downstairs or outside because this house has it covered from closets to built in china cabinet and wet bar to a large storage room rounding out the basement. Then there is the 25x23 Garage/Workshop that features an overhead door at the loooooonnggg (4-5 cars end to end) front drive as well as one at the rear to access the alley. There is a nice sized back yard to boot with gravel pad for RV parking pool or shed. For those of you looking for a fixer-upper family home (build sweat equity) or flip project, this one is just perfect for you!