

# \$495,000 - 1417 Mccrimmon Drive, Carstairs

MLS® #A2244190

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.17 Acres

NONE, Carstairs, Alberta

Welcome to this fully finished BUNGALOW located on a mature street in Carstairs. Offering 4 bedrooms (3 up and 1 down) and 2.5 bathrooms. You are greeted by a spacious living room that is filled with natural light, which flows effortlessly to the dining area open to the U-Shaped kitchen with CORNER PANTRY, STAINLESS STEEL appliances, and desk for added convenience and your weekly meal planning. The Primary suite is complete with a 2-piece ENSUITE and the added convenience of MAIN FLOOR LAUNDRY. There are two other generous sized bedrooms, with IKEA built-in Wardrobe systems that includes drawers. And, 4-piece bathroom on this floor makes one-level living easy. The basement offers a LARGE REC/FAMILY SPACE complete with a wet bar area, GAS FIREPLACE with flanking shelves, and a 3-piece bathroom. A massive bedroom / office with double doors completes this floor (window may not meet egress). Several rooms have seen FRESH PAINT. Outside in the SOUTH FACING BACKYARD you will find a two-tiered deck, raised garden beds, MATURE TREES/SHRUBS and loads of space to enjoy the outdoors. Features a 24x24 DOUBLE DETACHED HEATED GARAGE with RV parking potential (2 gates: 1 at the front & 1 at the back off the alley). This property is situated in an excellent location close to schools, shopping, parks & recreation. Do not miss your opportunity to own this great property located on a sought after street in this great



community. Engineers Report is available upon request.

Built in 1982

**Essential Information**

MLS® #	A2244190
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1417 Mccrimmon Drive
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, See Remarks
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood, See Remarks

## Additional Information

Date Listed	August 1st, 2025
Days on Market	49
Zoning	R-1

## Listing Details

Listing Office	Quest Realty
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