

# \$545,000 - 1422 Mccrimmon Drive, Carstairs

MLS® #A2198209

**\$545,000**

4 Bedroom, 3.00 Bathroom, 1,796 sqft

Residential on 0.01 Acres

NONE, Carstairs, Alberta

This robust bungalow with its four bedrooms, constructed in the 1980s, showcases enduring charm!

The brick and stucco exterior and substantial oak entrance door, along with the wooden trim throughout, highlight its original character. The kitchen, featuring solid wood cabinetry with lazy susans and pullout shelves for convenient access to lower cabinets, retains its classic appeal. A few original light fixtures remain, which can be easily replaced for a more modern aesthetic. With an abundance of storage closets, this residence is truly a place you can cherish for many years.

The property is equipped with triple-pane windows throughout, five of which were installed in 2023, and a newer roof from 2021. It also features two brick-faced gas insert fireplaces, installed in 2022, and an IBC boiler system, seven years old, that ensures efficient heating where needed, providing modern convenience. The basement offers a spacious family room and recreation area suitable for various hobbies, along with a wet bar for entertaining guests, a spacious bedroom, and a three-piece bathroom. Additionally, there is a large cold room, perfect for those who enjoy canning.

This property is located on a spacious corner lot and features four newly planted trees, one of which is a cherry tree. It includes a sizable deck, ample space for a garden, and a fenced backyard that is equipped with a steel garden shed.



Don't pass up this opportunity to own this extremely well built home!

Built in 1981

### Essential Information

MLS® #	A2198209
Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,796
Acres	0.01
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1422 Mccrimmon Drive
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Storage, Wet Bar, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Double Oven
Heating	Boiler, Natural Gas, Fireplace Insert
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Wildrose Real Estate -Olds
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