

**1203 Gough Road
 Carstairs, Alberta**

MLS # A2222112



\$540,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,964 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Washer, Dryer, Garage Control, Garage Opener, Window Coverings

Love the idea of extra space for your family? This nearly 2,000 sq ft bungalow on a massive lot delivers—all on the main level! With 3 bedrooms, 2 full baths and main floor laundry, it's perfect for families or anyone seeking easy, stair-free living. A full, unfinished basement offers endless possibilities for future development. Inside, you're welcomed by a bright and expansive living and family room anchored by a newer gas fireplace. The layout flows into a spacious dining area, functional kitchen, and sunny breakfast nook with a wood-burning fireplace—a cozy bonus. The oversized attached garage provides ample storage and keeps your vehicles snow-free in winter. Outside, enjoy a large, fully fenced backyard with mature trees and landscaping—offering plenty of space for kids, pets, and outdoor living. There's also a garden area ready for spring planting, established fire pit area and a large south-facing deck perfect for summer BBQs. A gate off the side alley provides convenient RV parking. Located in a well-established Carstairs neighbourhood kitty corner to Memorial Park - home to the Carstairs Splash Park, providing a fun and refreshing spot for families during the warmer months. Additionally, Memorial Park includes walking trails, green spaces, and a gazebo, making it a versatile location for outdoor activities and events. This home is a rare combination of size, layout, lot and location. Book your showing today!