

WELCOME TO CARSTAIRS



DETACHED | 2,227 sq ft | 3 BEDROOMS | 3 BATHROOMS



1461 Ranch Road

You've found your dream home! This gorgeous 2 storey home is 2227 sq ft, has a triple attached garage, RV parking with a paved back alley and is located on a quiet street in the SW quadrant of Carstairs. As you enter the front door you will find a powder room and front closet in the welcoming foyer area. Next is the office space and the open concept kitchen, living room and dining room area. The kitchen boasts of full height, dark stained maple cabinets, a huge island (with storage on both sides plus seating), a ton of cabinet space, quartz countertops, under cabinet lighting, and a garbage drawer. Off the dining room is the patio door leading to the back deck that leads to the south facing back yard making this the perfect space to spend your summers BBQing and entertaining. In the living room there is a gas fireplace, large windows, and built-in speakers. The office space is perfect for anyone working at home as well as a side business. There are 9ft ceilings throughout and super durable, white oak engineered hardwood flooring. The well lit, insulated triple garage has an 8ft door, 10 ft ceilings and is a man's dream! This garage has keypad entry, work benches, plenty of parking / storage space, its own electrical panel, and 2-man doors leading to the front walkway and the back yard RV storage area. Off the garage going into the house is a huge mudroom with a large closet and a built-in bench and leads into the kitchen area. Upstairs there is an oasis primary bedroom with a huge ensuite, a double vanity, jetted tub, separate shower, water closet, makeup vanity / mirror plus a walk-in closet. There are also 2 large bedrooms, a full bathroom, a large bonus living room space plus a separate laundry room. The second living space has a large south facing window, built in speakers and a fireplace making this a cozy spot to hang out with your family. The basement is undeveloped and awaits your creative, finishing touches! The back yard has towering aspens, and a large gate from the back alley to the RV parking spot. The dog run is fully fenced and is great for your furry friends. Book your showing today and come see this beautiful house for yourself! **MLS® #A1198324**



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MLS® #A1198324



1461 Ranch Road

Detached 2 Storey

Possession: 30 Days Negotiable

Neighbourhood: Carstairs

Built in: 2016

Construction: Concrete, Stone, Vinyl Siding, Wood Frame

Parking: (6) Concrete Driveway, Insulated, RV Access/Parking, Triple Garage Attached, Alley Access, On Street, RV Gated

Main Level

Dining:	10'8" x 9'1"
Living Room:	16'5" x 13'5"
Eat in Kitchen:	10'8" x 14'8"
Other:	10'8" x 5'8"
Office:	10'6" x 10'7"
Other:	6'7" x 9'3"

Upper Level

Primary Bedroom:	14'3" x 12'8"
Bedroom:	12'2" x 13'9"
Bedroom:	10'7" x 13'9"
Family Room:	12'5" x 15'0"
Laundry Room:	5'4" x 8'2"

Interior Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Sump Pump(s)

Appliances Included: Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer



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