

# \$550,000 - 664 12 Avenue, Carstairs

MLS® #A2215367

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.17 Acres

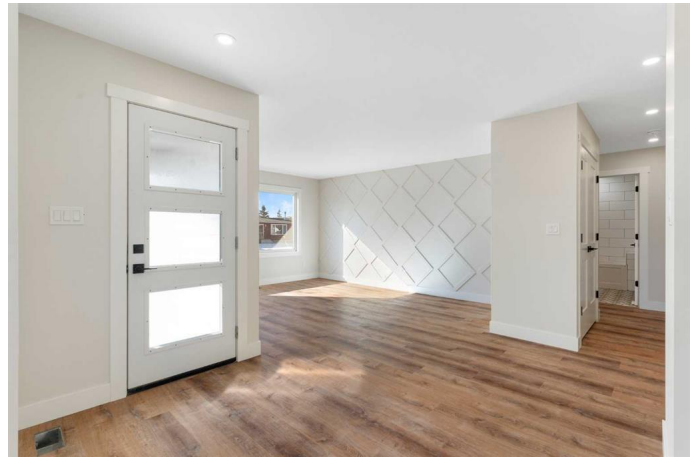
NONE, Carstairs, Alberta

Welcome to 664 12th Ave S, Carstairs—a fully renovated home with high-quality finishes and modern upgrades throughout. This property has been completely redone from top to bottom, including a new furnace, tankless hot water heater, plumbing, sump pump, 200-amp electrical panel and wiring, ducting, windows, insulation, lighting, exterior siding, a re-poured and levelled basement floor, and new stairs. This is truly not your typical renovation.

The redesigned kitchen features quartz countertops, a matching backsplash, sleek cabinetry, and high-end LG stainless steel appliances. The bedrooms are spacious and private, while the updated bathrooms showcase custom tilework, modern vanities, and elegant fixtures. As a bungalow, the home also offers main-floor laundry for convenient one-level living.

The fully finished basement is bright and spacious, with a rough-in for a secondary kitchen and laundry, offering easy potential to create a separate suite. A rear stairway provides private basement access, presenting an excellent investment or rental opportunity (subject to municipal requirements and permitting with the Town of Carstairs).

The oversized single-car garage measures 23'6" by 15'5" and provides ample parking and storage. Additional parking



is available with a front driveway off the street, perfect for extra vehicles or recreational toys, along with rear parking accessed from the back lane. The large backyard is ideal for outdoor entertaining or future development.

Located in a quiet, family-friendly community close to schools, parks, and amenities, this move-in-ready home is a rare opportunity. Schedule your private showing today!

Built in 1966

**Essential Information**

MLS® #	A2215367
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,184
Acres	0.17
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	664 12 Avenue
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

**Amenities**

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Front Drive, See Remarks, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	17
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Benchmark
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