

# \$565,000 - 1203 Gough Road, Carstairs

MLS® #A2222112

**\$565,000**

3 Bedroom, 2.00 Bathroom, 1,964 sqft

Residential on 0.33 Acres

NONE, Carstairs, Alberta

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!



Built in 1976

## Essential Information

MLS® #	A2222112
Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,964
Acres	0.33
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1203 Gough Road
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Fire Pit  
Lot Description        Back Yard, See Remarks  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Wood Frame, Stone  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 21st, 2025  
Days on Market        98  
Zoning                    R-1

**Listing Details**

Listing Office            CIR Realty

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