

**30319 Highway 2A
Carstairs, Alberta**

MLS # A2282509



\$3,899,000

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|------------------|--------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | Bungalow | | |
| Size: | 0 sq.ft. | Age: | 1957 (69 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 103.41 Acres | | |
| Lot Feat: | Low Maintenance Landscape, Near Golf Course, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------|-------------------|-------------------------------------------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | Open Discharge, Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Near Town: | Carstairs |
| Basement: | - | LLD: | 21-30-1-W5 |
| Exterior: | - | Zoning: | Urban Reserve |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Grain, Pasture

Here is a active 103.41 acre FARM that is ANNEXED into the fast growing, TOWN OF CARSTAIRS. Utilize this Investment to LIVE/RENT until you create a vision to DEVELOP. Appreciate the 1837 sq ft, 4 Bedroom + Office + 2 Bathroom BUNGALOW HOME built in 1957. Outside you will appreciate the OUTBUILDINGS- 215 ft x 40 ft SHOP/MACHINE SHED, 100 ft x 30 ft BARN with a HOBBY/PARTY ROOM + an attached GREENHOUSE & a massive EQUIPMENT SHED. The land is CULTIVATED LAND + PASTURE as well as corrals infrastructure for animals. This is an ideal holding property that has options for revenue until it is time Develop. Imagine a great location for country living that is close to all amenities + is a GREAT INVESTMENT with potential for Big Capital Gains!