



## 16 Champion Road 13 Carstairs AB

\$259,000

Fully finished END UNIT in the most desirable and affordable condos in town with condo fees of only \$160/mo! Attached single garage with room for storage. At the front of the unit is a bedroom/den with a big bay window where you can watch outside and a show at the same time. The main living space is wide open with lots of natural light. Nice kitchen with sit-up island. Dining area has room for full dining suite. Living room is big with patio doors to the good sized deck with gas BBQ (included) and the complex backs onto a green belt and half acre residential properties so it's very private. The good sized master bedroom has a full ensuite and the main floor laundry room includes an additional half bath. Downstairs find a large rec room big enough for a pool table plus a bar. There's a large bedroom down here with jack and Jill bath plus the utility room has lots of space for storage and/or workshop. This single owner unit has been beautifully kept and is looking for a new loving owner.

Master Bedroom 13'7" x 12'

Bedroom 9'6" x 9'11"

Kitchen 10'2" x 9'5"

Living/Dining Room Combination 22'10" x 13'7"

Bedroom 11'9" x 17'11"

Recreation Room 26'1" x 13'1"

Utility Room 16'6" x 12'3"



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