

\$911,111 - 240 Essex Street, Carbon

MLS® #A2208140

\$911,111

3 Bedroom, 4.00 Bathroom, 2,543 sqft
Residential on 15.67 Acres

NONE, Carbon, Alberta

Tranquility, Privacy, Beauty, are just a few words to describe this remarkable property. Sitting on top of the hill with stunning views of the valley, this 15 acre property has mature trees, a creek, open meadows, and marsh lands. Located on the edge of Carbon, you feel like you are away from it all yet you can walk to groceries, restaurants, the swimming pool, beach volleyball, and the kids can walk to school. Not only that, the property has municipal water and sewer – WOW! Adding even more value is the ability to subdivide the property if desired. Easy commutes to Calgary (under an hour), Airdrie (45 min), or Drumheller (20 min). The home rests beautifully amongst a variety of mature trees and rolling landscape – walk the property and pick saskatoon berries off the bursting bushes, and in the winter, enjoy the amazing toboggan hill and flat meadow as a great place to build a hockey rink. With 2,543sqm² above grade, there is plenty of room in this home where pride of ownership boasts stunning condition. Develop the 817sqm² unfinished basement for a total of 3,360sqm². 3 bedrooms, 3.5 bathrooms, this home would be fantastic as a multi-generational home, Bed & Breakfast, or AirBnb. Enter the home to find a spacious foyer leading to the converted log cabin turned bedroom! Complete with vaulted paneled ceiling, lofted storage and half bath. An additional 4-piece bathroom can be accessed from the hallway. The mudroom features plenty of storage and front load washer and



dryer. Acting as a secondary entrance to the home, the mudroom can be entered through the expansive east facing enclosed porch. The heart of the home is the massive kitchen with hardwood floors and vaulted 1/4 in white oak paneled ceiling detail. The spacious family room and living room feature a Mt Vernon Quadrafire 50lb hopper pellet stove and access to a west facing deck. Another bedroom and 3-piece bathroom complete the main level. Upstairs in the master retreat! Vaulted ceilings, spacious walk-in closet, 4-piece ensuite with soaker tub, and private west facing deck to take in the unbelievable views across the valley! There are so many other incredible features in this home! All bathroom and bedroom walls are insulated for privacy, bedrooms have solid core doors, the ceiling below the master bedroom is insulated, Jeldwin and Lux windows, vaulted ceilings nearly everywhere in the home, Central Vacuum, metal roof, R/O to the laundry room sink and kitchen fridge, NEW 2-stage furnace, and NEW propane hot water tank (2021). Throughout the property, there are several out-buildings including, a couple sheds, heated workshop, storage, and lean-to. There is plenty of room to build a secondary workshop or large garage. Come and see this spectacular acreage!

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2208140 |
| Price | \$911,111 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,543 |
| Acres | 15.67 |

| | |
|------------|---|
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 240 Essex Street |
| Subdivision | NONE |
| City | Carbon |
| County | Kneehill County |
| Province | Alberta |
| Postal Code | T0M 0L0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Gravel Driveway, Heated Garage, Converted Garage |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, High Ceilings, No Smoking Home |
| Appliances | Dishwasher, Dryer, Refrigerator, Washer |
| Heating | Central, High Efficiency, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Pellet Stove |
| Has Basement | Yes |
| Basement | Unfinished, Crawl Space, Partial |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Storage |
| Lot Description | Fruit Trees/Shrub(s) |
| Roof | Metal |
| Construction | Concrete, Wood Frame |
| Foundation | Piling(s), Wood, Combination |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 2 |

Zoning R-2

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.