

# \$499,900 - 5 Speargrass Boulevard, Carseland

MLS® #A2171989

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.11 Acres

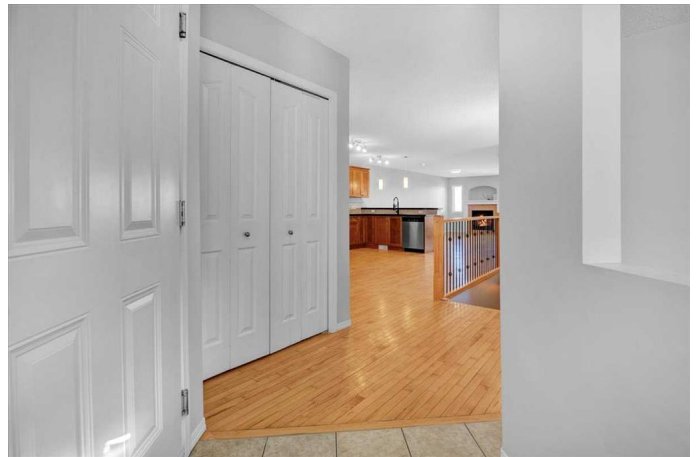
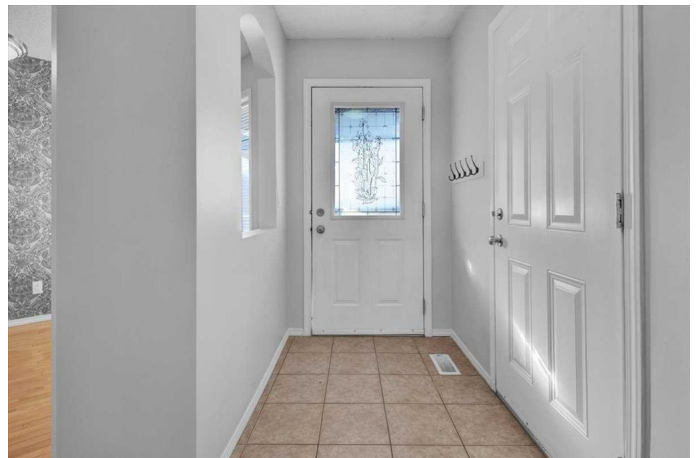
NONE, Carseland, Alberta

Welcome to this Inviting & Appealing Villa with a great view overlooking & backing onto the 10th Fairway of the Speargrass Golf Course. This Villa offers a nice open floorplan with comfort & functionality, over 2500 SQ FT., living space, 4 bedrooms, 3 baths, flex room, main floor laundry, great room with a cozy fireplace. Bright Lower Level offers a spacious Games/Rec room designed for entertainment, roughed in for a wet bar, wired for sound surround and complete with a pool table & accessories. Also, wired for a hot tub. The convenient attached double garage offers security & extra storage. Enjoy the Beautiful Sunrises, Sunsets and the Starlite Skies from your Upper Deck, Patio or the Front Veranda. This Wonderful Property is located in the Fun, & Friendly Community of Speargrass, steps away from Golfing & Fishing on the Bow River, Playground, Dog Park, RV Parking(Fee), Resident Golf Membership Discounts and is a short Commute to Strathmore, Calgary & Okotoks. Come & Enjoy the Speargrass Lifestyle Here!

Built in 2006

## Essential Information

MLS® #	A2171989
Price	\$499,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,310
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	5 Speargrass Boulevard
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)
Heating	Forced Air, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	On Golf Course, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                February 27th, 2025  
Days on Market            62  
Zoning                        S-MDR

**Listing Details**

Listing Office              RE/MAX Complete Realty

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