

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

MLS® #A2171989

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.11 Acres

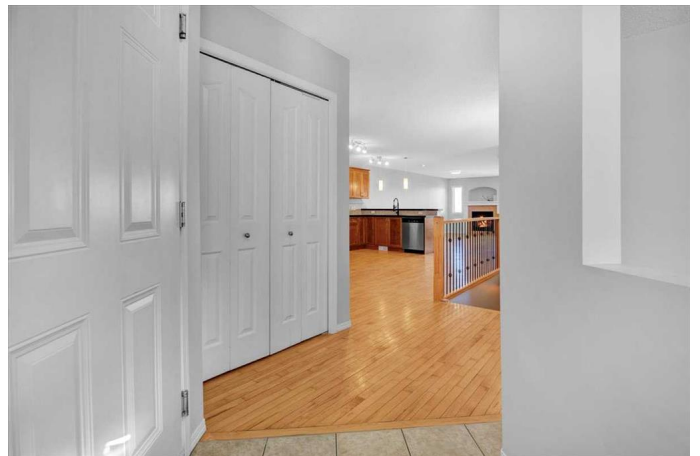
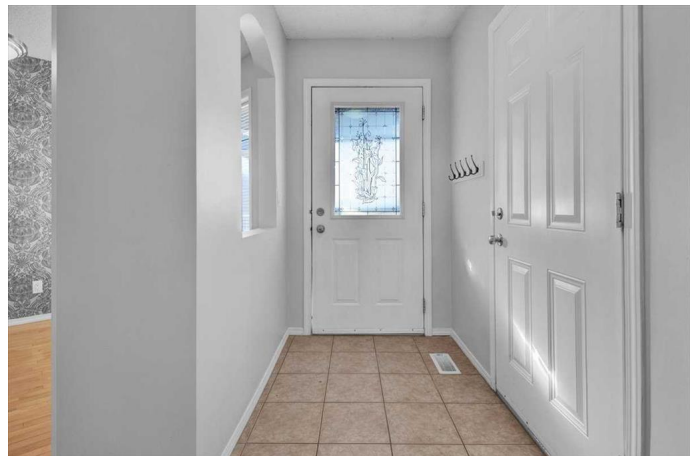
NONE, Carseland, Alberta

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	Granite Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, 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            78

Zoning                        S-MDR

### **Listing Details**

Listing Office               RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.