

# \$449,900 - 33 Speargrass Boulevard, Carseland

MLS® #A2216653

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.11 Acres

NONE, Carseland, Alberta

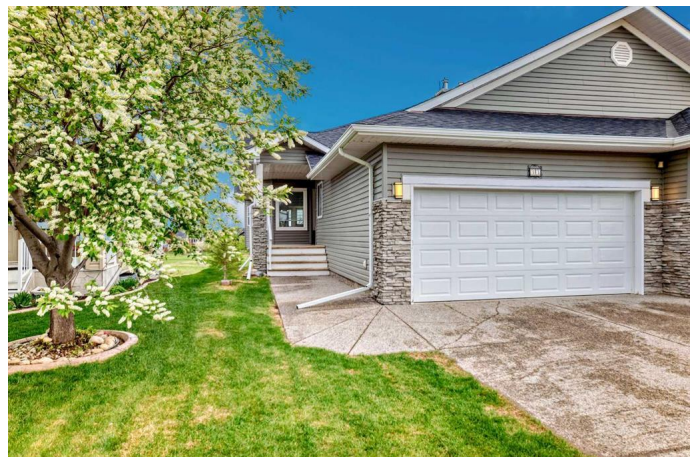
\*\*\*Price Improvement\*\*\* Welcome to 33 Speargrass Blvd, a charming five-bedroom, three-bathroom semi-detached walk-out bungalow perfectly situated on the 10th hole of the Speargrass golf course. This home offers the best of both worlds: serene small-town living with an easy 30-minute commute to Calgary city limits and a quick 20 minutes to Strathmore.

Step inside the main floor to find a bright, open-concept layout. The living and dining areas flow seamlessly into the kitchen, which features a spacious informal dining nook, ample cabinetry, and stainless steel appliances. From here, you can step out onto the upper south-facing deck to enjoy direct views of the golf course.

The expansive primary suite is a true retreat, boasting a large bay window with golf course views, a five-piece ensuite, and a walk-in closet. A second bedroom, a four-piece main bathroom, and convenient main-floor laundry complete this level.

The lower level is built for entertaining and relaxation. The spacious recreation area walks out to the lower deck, patio, and fully fenced backyard. Downstairs, you'll also find three more generously sized bedrooms, a three-piece bathroom, and a large utility and storage room.

The backyard is a private oasis with a concrete pad that's pre-wired for a hot tub, an 8x10 garden shed, and a large deck for enjoying the scenic golf course views. The double attached



garage provides plenty of space for vehicles and all your gear.

This home is designed for a family, with a local elementary school bus stop right on the corner and community pathways, a fire pit gathering spot, and all of Carseland's amenities just a short drive away.

Ready to see this tranquil retreat for yourself? Book your showing today!

Built in 2003

### Essential Information

MLS® #	A2216653
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	33 Speargrass Boulevard
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### Amenities

Amenities	Picnic Area, Golf Course, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Freezer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Landscaped, Backs on to Park/Green Space, On Golf Course, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	112
Zoning	S-MDR
HOA Fees	50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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