



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 WYNDHAM PARK Way, Carseland T0J0M0**

MLS® #: **A2166667**

Area:

Listing **09/27/24**

List Price: **\$799,000**

Status: **Active**

County: **Wheatland County**

Date:  
Change: **-\$50k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Carseland**  
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,748**  
Low Sqft:  
Ttl Sqft: **1,748**

DOM

**54**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **7,879 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Close to Clubhouse,Cul-De-Sac,Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,On Golf Course  
Aggregate,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Cork,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`9" x 11`8"
Living Room	Main	14`6" x 14`6"
Laundry	Main	10`10" x 7`6"
Furnace/Utility Room	Lower	17`7" x 12`1"
Kitchen With Eating Area	Main	23`10" x 16`8"

Room	Level	Dimensions
Bedroom	Lower	11`1" x 10`1"
Dining Room	Main	12`5" x 10`11"
Family Room	Lower	18`3" x 14`3"
Flex Space	Lower	15`9" x 11`9"
Game Room	Lower	19`3" x 10`7"

Walk-In Closet	Main	6`10" x 4`11"	Storage	Lower	23`6" x 15`9"
Bedroom - Primary	Main	16`6" x 14`7"	5pc Ensuite bath	Main	13`11" x 9`3"
2pc Bathroom	Main	4`11" x 4`11"	4pc Bathroom	Lower	8`10" x 4`11"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **S-LDR**  
 Legal Desc: **0311146**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SATURDAY AND SUNDAY, NOVEMBER 23 AND 24 1:00PM-3:00PM\*\* WELCOME TO SPEARGRASS, LIVE ON THE GOLF COURSE! This impressive 2,800+ square foot fully developed walk-out bungalow, situated along the 10th hole of the golf course, offers both breathtaking views and high-end finishes throughout. As you approach, you'll immediately be captivated by the beautifully manicured front yard, vibrant flower beds, and a welcoming front porch crafted from low-maintenance composite decking. Upon entering, you're greeted by a spacious entryway and an elegant formal dining room. The open-concept living room, kitchen, and breakfast nook are designed to impress, with floor-to-ceiling windows, a vaulted ceiling, and skylights that flood the space with natural light. A dual-sided fireplace shared with the covered back deck enhances both indoor and outdoor ambiance. The kitchen is a dream for entertainers and chefs alike. Featuring a gas cooktop, built-in microwave, oven, and abundant storage with a walk-in pantry, cupboards, and drawers. Granite countertops, a large island, dark cabinetry, and hardwood flooring complete the kitchen's sophisticated look. The covered back deck, which overlooks the golf course, is a perfect extension of the living space. It includes a dual-sided fireplace, natural gas BBQ hookup, pot lights, speakers, and even a convenient water tap for added ease. The master bedroom offers high ceilings, abundant natural light, and direct access to the back deck. The luxurious 5-piece ensuite bathroom is a spa-like retreat, featuring a dual-sink vanity with granite countertops, a multi-head steam shower, and a jetted tub with heated backrests for two. In-floor heating and a spacious walk-in closet add to the comfort and luxury. Additional main floor features include a large second bedroom with a Murphy bed, a laundry room offering ample storage for supplies, coats, and shoes and a 2-piece bathroom featuring granite countertops. The lower level provides ample living space and versatility. A cozy family room with a gas fireplace, built-in bookshelf, and high ceilings is perfect for relaxing. The entertainment area includes room for darts or pool, complemented by a wet bar for hosting guests. The lower level also includes a large bedroom with a walk-in closet and a 4-piece bathroom, a flex room, perfect for a home gym, playroom, or additional office space, complete with storage cabinets and a workbench and ample storage space in the oversized utility/furnace room. From the lower level, walk out to a beautiful exposed aggregate patio, lush backyard and views of the 10th hole. The heated and drywalled double-car garage comes equipped with hot and cold water taps, a large workbench, and built-in cabinets. The oversized exposed aggregate driveway provides plenty of parking space, accommodating up to three vehicles. This stunning property combines elegance, comfort, and functionality, offering luxurious golf course living with every amenity you could need.**

Inclusions: **Cabinets and workbenches in garage and flex room, dart board, murphy bed and 2 cabinets in den, pool table, slate wall water feature, tv mount in living room, tv and mount in flex room, wooden bar stools (2)**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























