



THE
A-TEAM

**RE/MAX
FIRST**

154 SPEARGRASS Crescent, Carseland T0J 0M0

MLS®#: **A2168379**

Area: **NONE**

Listing Date: **10/01/24**

List Price: **\$825,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Carseland**
Year Built: **2024**
Lot Information
Lot Sz Ar: **8,126 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,528**
Low Sqft:
Ttl Sqft: **1,528**

DOM

28
Layout
Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,On Golf Course**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Fan Coil,Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	15`0" x 13`4"
Dining Room	Main	14`0" x 6`0"
Living Room	Main	14`0" x 20`0"
5pc Ensuite bath	Main	
Bedroom	Basement	11`1" x 9`8"
Kitchenette	Basement	14`0" x 13`2"
4pc Ensuite bath	Basement	

Room	Level	Dimensions
Office	Main	11`1" x 9`6"
Kitchen	Main	15`0" x 14`4"
2pc Bathroom	Main	
Bedroom	Basement	13`2" x 11`10"
Family Room	Basement	20`0" x 13`2"
Dinette	Basement	6`0" x 14`0"
4pc Bathroom	Basement	

Furnace/Utility Room

Basement

29`8" x 5`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

S-LDR

0711421

Remarks

Pub Rmks:

Discover the perfect blend of luxury and tranquility in this stunning walk-out bungalow, nestled in a quiet golf community and backing directly onto the 11th hole green of the Speargrass Golf Course. Located just 40 minutes from Calgary, this home offers over 3,000 sq ft of thoughtfully designed living space. Step inside and be greeted by luxurious windows and doors that fill the space with natural light. The main level includes a spacious office, laundry room, and a beautifully appointed primary bedroom with a large walk-in closet and a 5-piece ensuite bath. The electric fireplace in the living room creates a cozy atmosphere. Sliding patio doors lead to a large deck, perfect for enjoying peaceful views of the golf course. The basement offers a fantastic entertainment space with a large living area, heated floors throughout, and a wet bar featuring a sink, dishwasher, and room to add a refrigerator. It also has two additional bedrooms—one with a 4-piece ensuite—and a second 4-piece bathroom nearby. The basement is roughed-in for an extra laundry room if desired. The double attached garage features an 8-foot garage door and is equipped with a side-mount opener. You will find plenty of room for extra storage or a workspace and there's even an electric car outlet for your convenience. Additional features include vinyl siding for durability, custom window coverings, and a heating system that combines fan coil with forced air for year-round comfort. This home is backed by a warranty on all appliances, ensuring peace of mind. Perfectly positioned in a peaceful, quiet golf community, this is a unique opportunity to enjoy the best of country living just minutes from the city. Don't miss your chance to live in this peaceful oasis!

Inclusions:

Property Listed By:

Dishwasher in basement

MaxWell Canyon Creek

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







