



THE
A-TEAM

**RE/MAX
FIRST**

142 SPEARGRASS Crescent, Carseland T0J0B0

MLS® #: **A2186127**

Area: **NONE**

Listing Date: **01/09/25**

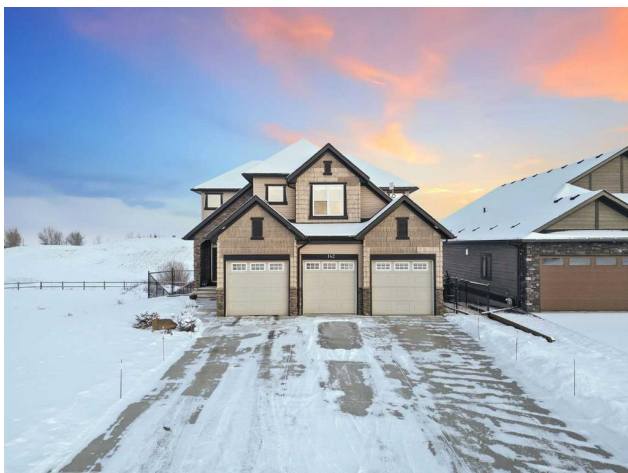
List Price: **\$779,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Carseland**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,258**
Low Sqft:
Ttl Sqft: **2,258**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **8,101 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, Landscaped, On Golf Course**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

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

Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	8`3" x 8`4"	5pc Ensuite bath	Second	10`11" x 15`3"
Bedroom	Second	10`3" x 10`8"	Bedroom	Second	11`7" x 10`10"
Family Room	Second	23`10" x 16`9"	Bedroom - Primary	Second	15`8" x 12`6"

Walk-In Closet	Second	11`7" x 6`5"	2pc Bathroom	Main	5`4" x 4`8"
Breakfast Nook	Main	11`8" x 11`1"	Dining Room	Main	10`11" x 17`0"
Foyer	Main	15`11" x 10`1"	Kitchen	Main	12`1" x 14`3"
Laundry	Main	8`11" x 8`4"	Living Room	Main	16`1" x 12`0"
4pc Bathroom	Basement	6`2" x 8`0"	Bedroom	Basement	11`1" x 11`6"
Game Room	Basement	26`2" x 27`7"	Storage	Basement	13`2" x 12`11"
Furnace/Utility Room	Basement	14`0" x 9`10"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 0711421

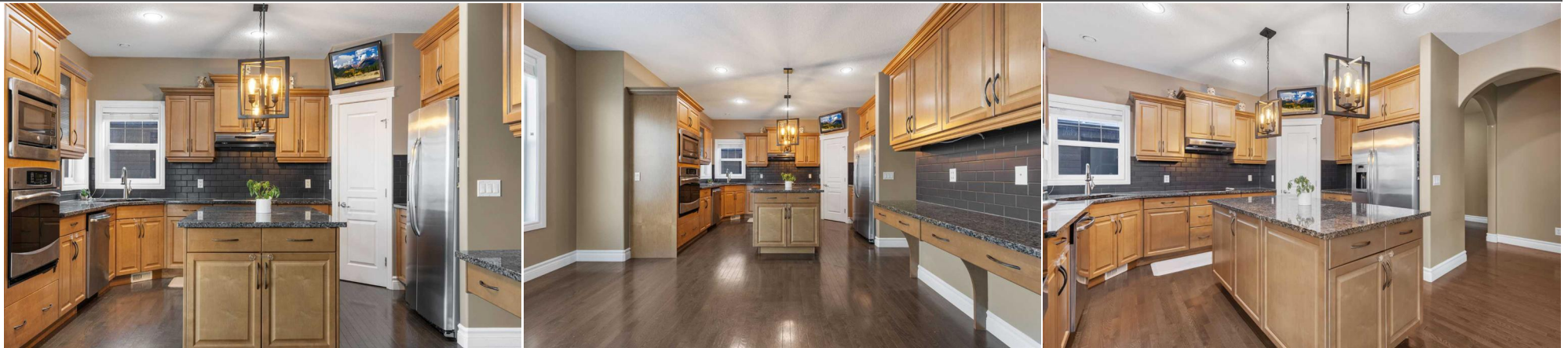
Zoning: 450

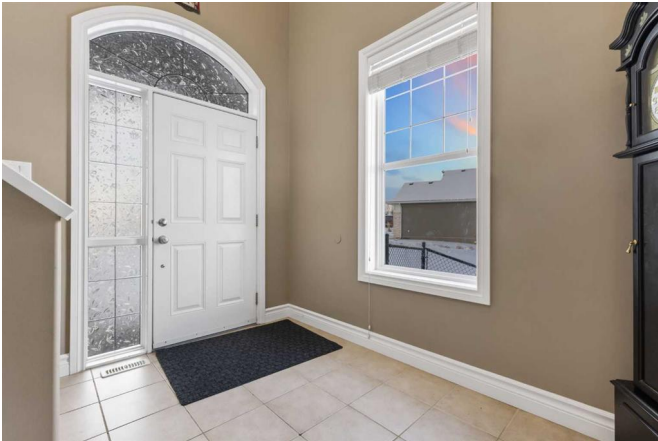
Remarks

Pub Rmks: **Here it is! Spacious 2 storey walk outs rarely pop up in Speargrass. Nestled in the perfect location, this property boasts an enormous lot with an unbeatable backyard view and privacy. You'll hear the serene sounds of the adjacent pond and prairie wildlife that offers a great setting for relaxation and recreation. Step inside to your grand entrance with soaring 18' ceilings that lead into an open-concept living and kitchen area. The kitchen provides an abundance of space and amenities for large family gatherings. Maple finished cabinets, granite countertops, stainless appliances and a large island—ideal for both cooking and entertaining. The living room is flooded with natural light from numerous windows, providing spectacular views of the golf course, and features a cozy gas fireplace. As you make your way upstairs to your right, you'll find an enormous bonus room with vaulted ceilings. And to your left, you're met with the west facing master suite complete with a huge walk-in closet and a 5-piece en-suite. Two additional bedrooms, a spacious 4-piece bathroom complete the upper level. The walkout basement is perfect for entertaining which is set up with a wet bar and a large living area designed for movie nights with a dedicated theatre space. Don't forget about the 4th bedroom and a newly renovated full 4-piece bathroom. The backyard just received an update with new sod and a firepit. Besides the ample space and prime location, this home also includes a heated 3-car garage, hot tub, central air, underground sprinklers and extra RV parking. Come take a look at this wonderful property!**

Inclusions: Hot tub, Shed, Projector, Screen, Wall Mounted TVs, Sprinkler System,
 Property Listed By: Real Estate Professionals Inc.

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











142 Speargrass Cres, Carseland, AB

Basement (Below Grade) Exterior Area 1031.99 sq ft
Interior Area 958.33 sq ft



PREPARED: 2025/01/65



White regions are excluded from total floor area in GAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

142 Speargrass Cres, Carseland, AB

Main Floor Exterior Area 1108.73 sq ft
Interior Area 1027.62 sq ft
Excluded Area 705.69 sq ft



PREPARED: 2025/01/65



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142 Speargrass Cres, Carseland, AB

2nd Floor Exterior Area 1320.18 sq ft
Interior Area 1230.96 sq ft
Excluded Area 119.78 sq ft



PREPARED: 2025/01/65



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