



THE
A-TEAM

**RE/MAX
FIRST**

30 WYNDHAM PARK View, Carseland T0J 0M0

MLS® #: **A2189176**

Area: **NONE**

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

List Price: **\$680,000**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Carseland**
Year Built: **2006**
Lot Information
Lot Sz Ar: **9,774 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,615**
Low Sqft:
Ttl Sqft: **1,615**

DOM

28
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Front Yard,Level,Low Maintenance Landscape

Park Feat:

Double Garage Attached,Garage Door Opener,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Closet Organizers,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`6" x 14`5"
Dining Room	Main	11`9" x 9`11"
Bedroom - Primary	Main	18`5" x 11`11"
5pc Ensuite bath	Main	17`2" x 7`4"
Foyer	Main	10`2" x 5`7"
4pc Bathroom	Main	8`6" x 4`11"
Game Room	Lower	16`0" x 12`10"
Bedroom	Lower	12`8" x 11`3"
Storage	Lower	15`8" x 11`11"

Room	Level	Dimensions
Kitchen	Main	14`4" x 12`4"
Pantry	Main	3`11" x 3`11"
Walk-In Closet	Main	6`9" x 4`3"
Bedroom	Main	13`8" x 10`11"
Laundry	Main	10`1" x 6`9"
Family Room	Lower	24`8" x 16`2"
Bedroom	Lower	16`11" x 11`3"
Flex Space	Lower	9`4" x 6`0"
4pc Bathroom	Lower	9`1" x 4`11"

Title:
Fee Simple
 Legal Desc:

0311146

Zoning:
S-LDR

Remarks

Pub Rmks:

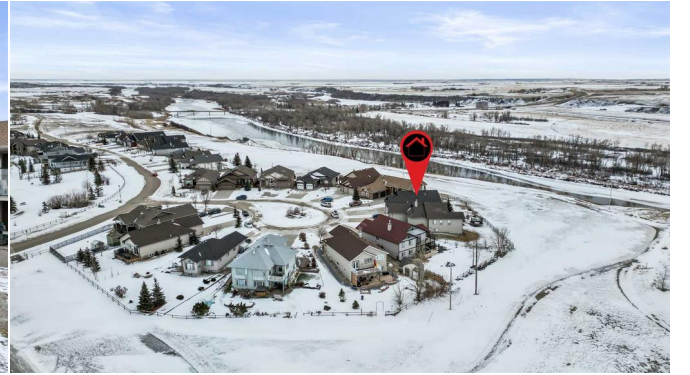
Welcome Home to this Beautiful Walk-Out Bungalow with Stunning South-Facing Views. Featuring over 3100 sq ft of "Total" Developed Living Space. Located in the coveted Speargrass Golf Course Community, this Custom-Built Home has a Total of 4 Spacious Bedrooms and 3 Full Bathrooms. Enjoy Unparalleled Views of the Bow River and the Majestic Mountains, all from the Prime Ridge Location of this Turn Key Move In Ready Beautiful Home. As you step inside, you will Love the Open-Concept Living and Dining Area, with Soaring Vaulted Ceilings and an Abundance of Natural Light that fills the Home. Perfect for Larger or Extended Families, this Layout ensures a Bright, Airy Atmosphere throughout. The Primary Suite is a Beautiful Retreat, Featuring a Massive Bedroom and a Spa-like Ensuite Bathroom, providing the Ultimate in Comfort and Privacy. With a South-Facing Backyard that Opens Directly onto an Open Space and the Bow River, this Home brings Nature right to your doorstep. Whether you're enjoying Peaceful Moments in the Sunshine or hosting Friends and Family in this Serene Setting, the Views will take your Breath Away! The Fully Developed Walk-Out Basement is a Fantastic Space, Complete with 2 Bedrooms, Full Bathroom, Massive Flex Room, Storage Area along with In-Floor Heating. The Lower Level Leads directly to your Beautiful Low-Maintenance Landscaped Backyard, offering the Perfect Spot for Sun-filled afternoons and Peaceful Evenings. Situated just Southeast of Calgary, this Home is nestled in the sought-after Speargrass Golf Course Community. Known for its 18-hole Championship Course that winds through Stunning Prairie Landscapes, it's a Dream come true for Golf Enthusiasts. Additionally, the Location provides Easy Access to Strathmore, Langdon, Chestermere, and Calgary, ensuring you're never far from Urban Conveniences while enjoying the Tranquility of your Surroundings. This Exceptional Property offers the Perfect Blend of Luxury Living and Natural Beauty. Don't Miss your Chance to make it your own. Schedule your private viewing today!

Inclusions:
 Property Listed By:

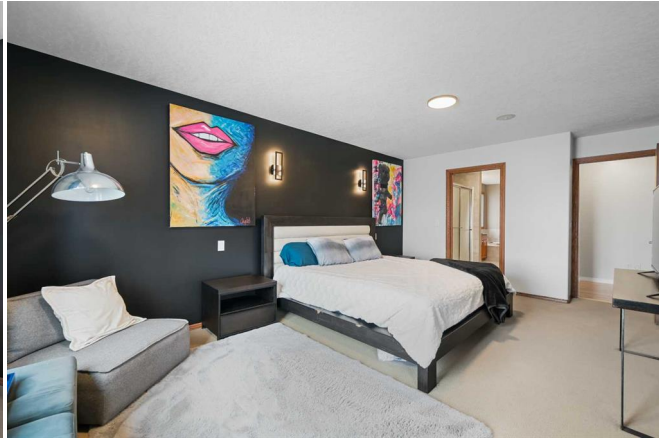
**Shed
 Century 21 Bravo Realty**

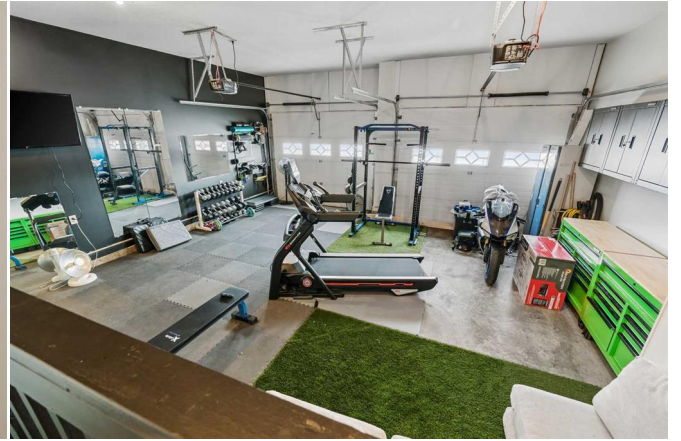
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













30 WYNDHAM PARK VIEW
 RECA MEASUREMENT STANDARD - CALDARY, AB
 MAIN LEVEL (AG) - 1,615.85 Sq Ft. / 150.11 m²
 TOTAL ABOVE GRADE FINIS SIZE - 1,615.85 Sq Ft. / 150.11 m²
 BASEMENT DEVELOPED AREA (BG) - 1525.40 Sq Ft. / 141.71 m²
 BASEMENT UNDEVELOPED AREA (BG) - 90.45 Sq Ft. / 8.40 m²
 TOTAL AG/BG AREA - 3,231.70 Sq Ft. / 300.22 m²

CENTURY 21
 DONNA GUNN
 CENTURY 21 REALTY
 (403) 663-1188
 donna.gunn@century21.ca

URBAN
 MEASUREMENT PHOTOS

14:40

A membership to the Speargrass Community Association has the following benefits:

- S.C.A. members get access to the S.C.A. RV Storage Lot for a discounted rate.
 - 1200.00-2200.00 depending on stall size
 - per year for a spot in the RV Storage lot.
- S.C.A. members receive discounted food/meal costs at community events
- S.C.A. members get access to several different pages on the community website.
 - These pages include access to the following
 - Resident directory
 - Pet Directory
 - Community Classified pages
 - Photo Galleries
 - Other pages
- S.C.A. members can advertise local/home-based Business's in the Speargrass business directory for a discounted rate.
 - member fee of \$50.00 per business vs. non-member fee of \$125.00 per business

The annual cost of a S.C.A. membership is \$50.00 per year and the membership is per household (ie. one membership required for a family of 4). The S.C.A. membership programs runs annually from the 1st of August to the 1st of August the following calendar year. Membership fees are due to be collected every year with the deadline being August 1st.

The fees that the S.C.A. collects from our members are used for community enrichment activities and events. Past projects in our community that were co-funded by our S.C.A. membership fee include: planting flowers at the front entrance, hanging Christmas tree lights in green spaces, the annual spring clean-up event, community Easter egg hunt, S.C.A. fall BBQ and mini golf event, community garage sale, carling events, and other community beautification initiatives.