



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 WYNDHAM PARK Way, Carseland T0J 0M0**

MLS® #: **A2190140**

Area: **NONE**

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

List Price: **\$775,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Carseland**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **7,879 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,731**  
Low Sqft:  
Ttl Sqft: **1,731**

DOM

**8**  
Layout  
Beds: **2 (1 1)**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:  
Lot Feat:

**Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Few Trees,Front Yard,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Level,Underground Sprinklers,On Golf Course,See Remarks,Views Additional Parking,Aggregate,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Off Street,On Street,Oversized,RV Access/Parking,See Remarks,Workshop in Garage**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Other,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,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,See Remarks,Washer,Water Softener,Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Skylight(s),Steam Room,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	48`2" x 47`7"	Kitchen	Main	54`8" x 51`11"
Breakfast Nook	Main	42`5" x 22`2"	Dining Room	Main	35`10" x 40`5"
Office	Main	38`0" x 42`1"	Laundry	Main	35`6" x 24`7"
Foyer	Main	25`8" x 40`9"	Bedroom - Primary	Main	47`4" x 53`10"

<b>5pc Ensuite bath</b>	<b>Main</b>	<b>45`5" x 41`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>16`2" x 16`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>29`3" x 16`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>33`4" x 36`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>95`5" x 90`6"</b>	<b>Den</b>	<b>Basement</b>	<b>51`5" x 38`7"</b>
<b>Other</b>	<b>Basement</b>	<b>25`8" x 28`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>86`11" x 79`4"</b>

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Experience Luxury Living with this Huge Walk-Out BUNGALOW Backing on the 10th hole of the prestigious Speargrass Golf Course, and footsteps from the Bow River. This exceptional 2,800+ sq. ft. fully developed walk-out bungalow offers a harmonious blend of elegance, comfort, and breathtaking views. Every inch of this home is designed with impeccable attention to detail, combining high-end finishes with thoughtfully crafted spaces. Curb Appeal Meets Country Charm with the meticulously landscaped front yard welcoming you with vibrant flower beds, unique tractor feature, and a low-maintenance composite deck front porch. As you step inside, a spacious foyer & an elegant formal dining room set the tone for the sophistication that follows. The heart of the home boasts an open-concept design featuring floor-to-ceiling windows, a vaulted ceiling, & skylights that flood the space with natural light. A dual-sided fireplace creates a warm & inviting ambiance, seamlessly connecting the living room to the covered back deck—ideal for indoor-outdoor living. This kitchen is a masterpiece of both style and functionality. It includes a Gas cooktop, built-in oven, dishwasher, oven, & a brand-new Fridge w/water line . A Walk-in pantry, ample cupboards w/lighting, & plenty of drawers for storage. Impressive Granite countertops & a large, raised island perfect for entertaining. The covered back deck is an extension of your living space, complete with a dual-sided fireplace, natural gas BBQ hookup, pot lights, & even a water tap for added convenience - all with stunning golf course views. The master suite is a true retreat, featuring high ceilings, deck access, & a spa-inspired 5-piece ensuite with Granite dual-sink vanity, Multi-head Steam shower, Air Jetted tub with duo heated backrests, In-floor heating, private water closet, and a walk-in closet. The office boasts a built in corner desk but can be used as a second bedroom with a Murphy bed and side cabinets. A well-equipped laundry room with ample storage, & a 2-piece powder room complete the main level. The fully developed lower level offers versatility with endless possibilities, including: a cozy family room with a gas fireplace & built-in bookshelf. Entertainment area with a pool table and dartboard, plus a full size English pub wet bar. Another bedroom with a walk-in closet & a 4-piece bathroom. A flexible room for a gym/playroom/or wine making room - it has its own designated sink! There is also an oversized utility/furnace room with loads of extra storage. Walk out to the exposed aggregate patio & enjoy the lush backyard with serene views of the 10th green. You'll love the Oversized Garage & Aggregate Stone Driveway. The heated, drywalled double-car garage even features hot & cold water taps, built-in cabinets, & a convenient man door to access the rear yard. With the oversized front driveway there's plenty of parking for guests. Every detail has been thoughtfully curated to create a space you'll be proud to call home!**

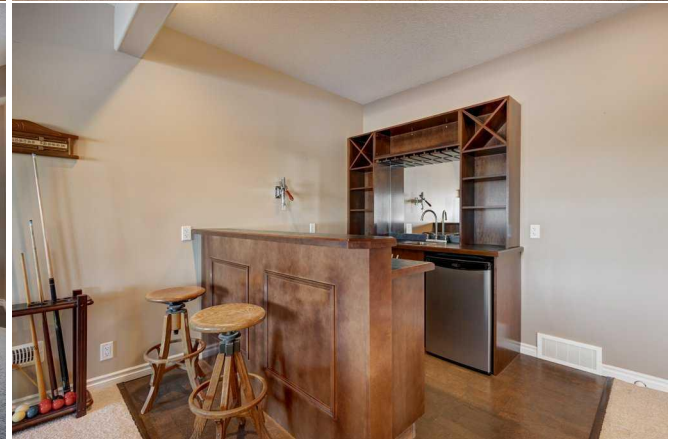
Inclusions: **Cabinets and workbenches in Garage and den/flex room, dart board, murphy bed and 2 cabinets in office, pool table and accessories, slate wall water feature, tv munt n living and den/flex room, garage heater. Dining Room Set included (table, 6 chairs and Cabinet). Reverse Osmosis is "as is" (hasn't been used in a couple years).**

Property Listed By: **CIR Realty**

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











21 Wyndham Park Way, Carlsland, AB

Main Floor Exterior Area 1731.06 sq ft  
Interior Area 1033.32 sq ft  
Estimated Area 845.16 sq ft



PREPARED: 2025/01/16

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

21 Wyndham Park Way, Carlsland, AB

Basement (Below Grade) Exterior Area 1805.98 sq ft  
Interior Area 1547.09 sq ft



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