

# \$469,900 - 33 Speargrass Boulevard, Carseland

MLS® #A2216653

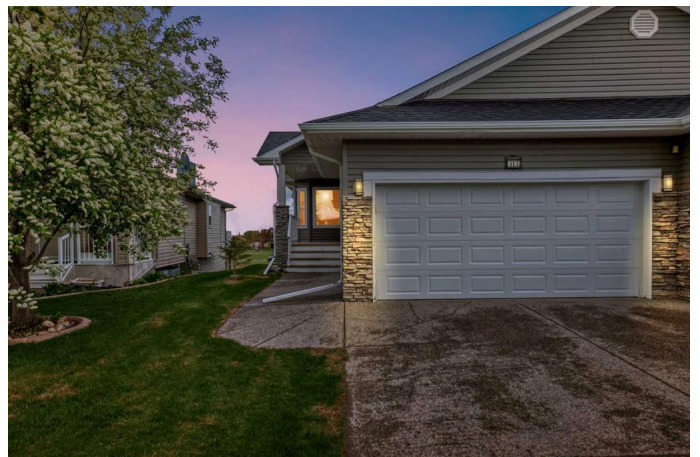
**\$469,900**

5 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.11 Acres

NONE, Carseland, Alberta

**PRICE IMPROVEMENT!!** Enjoy the tranquility of small town living within easy reach of the city – Welcome home to 33 Speargrass Blvd in family-friendly Carseland! This 5-bedroom 3-bathroom WALK-OUT BUNGALOW backs the 10th hole on the Speargrass golf course, is a short walk to community pathways and gathering space with firepit, and has all Carseland amenities. The main level features a bright and open living and dining area flowing into the large kitchen with a casual dining area, ample cabinetry, stainless steel appliances, and steps out to the upper SOUTH-facing deck. The spacious primary bedroom offers views of the backyard through large bay windows, a 5-piece ensuite bathroom, and a walk-in closet. A second main level bedroom, 4-piece main bathroom, and coveted main floor laundry complete the upper level. Downstairs, you will find the large and open recreation space with steps out to the lower deck/patio/backyard as well as 3 additional bedrooms, a 3-piece bathroom, and a spacious utility/storage room. The backyard is FULLY FENCED with a concrete pad wired for your hottub, large deck overlooking the golf course, and an 8X10 garden shed for all your storage needs! The double attached garage has room for all your vehicles and toys! This home has space for your evolving lifestyle with local elementary bus stop conveniently located on the corner of the property and an easy 30-minute commute to Calgary city limits. Book your viewing today!



Built in 2003

## Essential Information

MLS® #	A2216653
Price	\$469,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	33 Speargrass Boulevard
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

## Amenities

Amenities	Golf Course, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, On Golf Course, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	34
Zoning	S-MDR
HOA Fees	50
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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