

# \$464,900 - 33 Speargrass Boulevard, Carseland

MLS® #A2216653

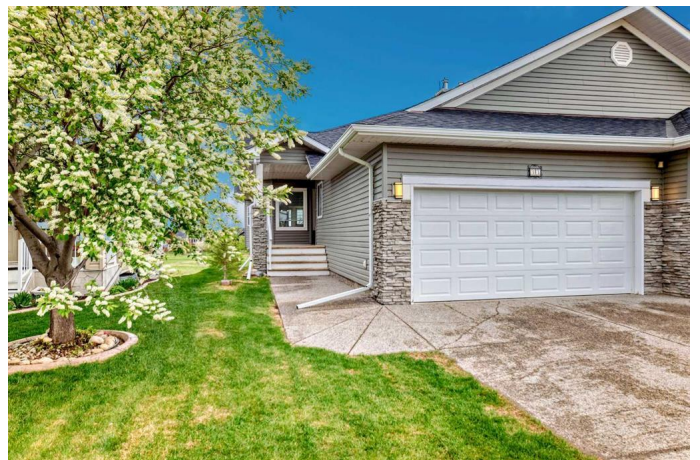
**\$464,900**

5 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.11 Acres

NONE, Carseland, Alberta

Open House! Sunday, August 17th, 2025, from 1:00 PM to 4:00 PM. Price Improvement! Discover the peaceful charm of small-town life with easy access to the city at 33 Speargrass Blvd in welcoming Carseland. This five-bedroom, three-bathroom walk-out bungalow offers direct views of the 10th hole on the Speargrass golf course. Itâ€™s also just a short stroll to community pathways and a gathering spot with a firepit, and provides convenient access to all of Carseland's amenities. The main floor presents a bright, open living and dining area that flows into the kitchen. Here, you'll find an informal dining space, thoughtfully designed with ample cabinetry, stainless steel appliances, and a seamless transition to the upper south-facing deck. The expansive primary bedroom provides backyard views through large bay windows, complemented by a five-piece ensuite and a walk-in closet. A second bedroom, a four-piece main bathroom, and sought-after main-floor laundry complete this level. Downstairs, a spacious and open recreation area steps out to the lower deck, patio, and backyard. This level also includes three additional bedrooms, a three-piece bathroom, and a sizable utility and storage room. The fully fenced backyard features a concrete pad pre-wired for a hot tub, a large deck overlooking the golf course, and an 8x10 garden shed. The double attached garage offers ample space for vehicles and recreational gear. This home adapts to your



changing needs, with a local elementary school bus stop conveniently located on the property's corner and an easy 30-minute drive to Calgary city limits. Book your viewing today!

Built in 2003

### Essential Information

MLS® #	A2216653
Price	\$464,900
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	Bungalow, Side by Side
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, Picnic Area, Playground, Park
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, On Golf Course, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	84
Zoning	S-MDR
HOA Fees	50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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