

\$449,900 - 33 Speargrass Boulevard, Carseland

MLS® #A2259305

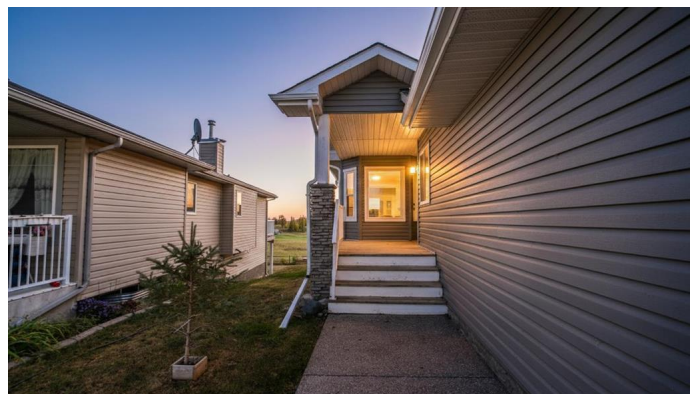
\$449,900

5 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.11 Acres

NONE, Carseland, Alberta

Open House! Sunday, October 5th, 2025, from 1:00 PM to 4:00 PM. Discover 33 Speargrass Blvd, a captivating five-bedroom, three-bathroom semi-detached walk-out bungalow perfectly positioned on the edge of the 10th hole of the Speargrass golf course. This freshly painted residence offers the ideal blend of tranquility and convenience: enjoy peaceful, small-town living with a simple 30-minute drive to Calgary city limits and just 20 minutes to Strathmore. Step inside to an inviting open-concept main floor. The living and dining spaces flow seamlessly into the kitchen, which boasts an extensive informal dining nook, ample counter space and storage, and sleek stainless steel appliances. Direct access to the upper south-facing deck from here provides stunning, unobstructed golf course views. The luxurious primary suite is a quiet sanctuary, featuring a beautiful bay window overlooking the course, a five-piece ensuite bath, and a generous walk-in closet. A secondary bedroom, a full four-piece main bath, and essential main-floor laundry complete this level. The expansive lower level is built for recreation and relaxation. The massive rec room walks out to the lower deck, patio, and private, fenced backyard. Downstairs also hosts three more spacious bedrooms, a three-piece bathroom, and a large utility and storage room. Outside, the backyard is a true retreat with a concrete pad pre-wired for a hot tub, an 8x10 garden shed, and a large deck perfect for soaking in the



scenic views. The double attached garage provides ample space for vehicles and gear. This location is designed for family life, featuring an elementary school bus stop right on the corner, along with community pathways, a fire pit gathering area, and all of Carseland's amenities just moments away. Ready to explore this exceptional retreat? Schedule your viewing appointment today!

Built in 2003

Essential Information

MLS® #	A2259305
Price	\$449,900
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	Park, Picnic Area, Playground, Golf Course
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, Rectangular Lot, On Golf Course
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	S-MDR
HOA Fees	50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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