

# \$799,900 - 154 Speargrass Crescent, Carseland

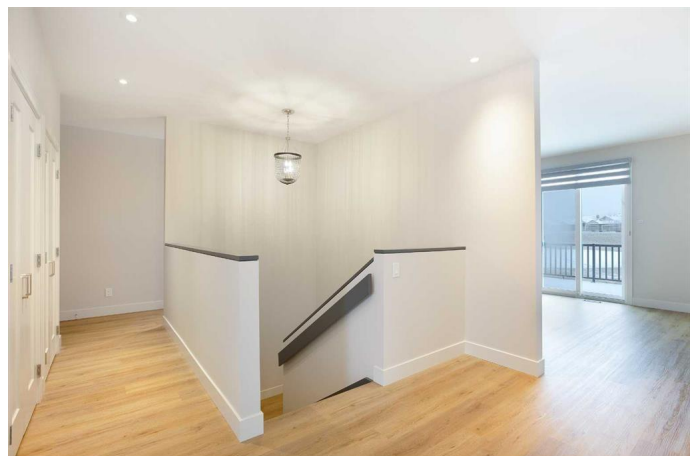
MLS® #A2193022

**\$799,900**

3 Bedroom, 4.00 Bathroom, 1,528 sqft  
Residential on 0.19 Acres

NONE, Carseland, Alberta

Come see this brand new, custom built walk-out bungalow, nestled in a quiet golf community and backing directly onto the 11th hole green of the Speargrass Golf Course. Located just 40 minutes from Calgary, this home offers over 3,000 sq ft of thoughtfully designed living space. Step inside and be greeted by luxurious windows and doors that fill the space with natural light. The main level includes a spacious office, laundry room, and a beautifully appointed primary bedroom with a large walk-in closet and a 5-piece ensuite bath. The electric fireplace in the living room creates a cozy atmosphere. Sliding patio doors lead to a large deck, perfect for enjoying peaceful views of the golf course. The basement offers a fantastic entertainment space with a large living area, heated floors throughout, and a wet bar featuring a sink, dishwasher, and room to add a refrigerator. It also has two additional bedrooms—one with a 4-piece ensuite—and a second 4-piece bathroom nearby. The basement is roughed-in for an extra laundry room if desired. The double attached garage features an 8-foot garage door and is equipped with a side-mount opener. You will find plenty of room for extra storage or a workspace and there's even an electric car outlet for your convenience. Additional features include vinyl siding, custom window coverings, and a heating system that combines fan coil with forced air for year-round comfort. Perfectly positioned in a quiet golf community, this is a



unique opportunity to enjoy the best of country living just minutes from the city. Don't miss your chance to live in this peaceful oasis!

Built in 2023

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193022    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,528       |
| Acres          | 0.19        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 154 Speargrass Crescent |
| Subdivision | NONE                    |
| City        | Carseland               |
| County      | Wheatland County        |
| Province    | Alberta                 |
| Postal Code | T0J 0M0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Colf Course            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Induction Cooktop |

|                 |                              |
|-----------------|------------------------------|
| Heating         | Boiler, Fan Coil, Forced Air |
| Cooling         | Central Air                  |
| Fireplace       | Yes                          |
| # of Fireplaces | 2                            |
| Fireplaces      | Electric                     |
| Has Basement    | Yes                          |
| Basement        | Finished, Full               |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Close to Clubhouse, On Golf Course |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Wood Frame, Vinyl Siding               |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 20               |
| Zoning         | S-LDR            |
| HOA Fees       | 50               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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