



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

33 Speargrass Boulevard
Carseland, Alberta

MLS # A2216653



\$449,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,387 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	5-22-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Walk-In Closet(s)		

Inclusions: None

Price Improvement Welcome to 33 Speargrass Blvd, a charming five-bedroom, three-bathroom semi-detached walk-out bungalow perfectly situated on the 10th hole of the Speargrass golf course. This home offers the best of both worlds: serene small-town living with an easy 30-minute commute to Calgary city limits and a quick 20 minutes to Strathmore. Step inside the main floor to find a bright, open-concept layout. The living and dining areas flow seamlessly into the kitchen, which features a spacious informal dining nook, ample cabinetry, and stainless steel appliances. From here, you can step out onto the upper south-facing deck to enjoy direct views of the golf course. The expansive primary suite is a true retreat, boasting a large bay window with golf course views, a five-piece ensuite, and a walk-in closet. A second bedroom, a four-piece main bathroom, and convenient main-floor laundry complete this level. The lower level is built for entertaining and relaxation. The spacious recreation area walks out to the lower deck, patio, and fully fenced backyard. Downstairs, you'll also find three more generously sized bedrooms, a three-piece bathroom, and a large utility and storage room. The backyard is a private oasis with a concrete pad that's pre-wired for a hot tub, an 8x10 garden shed, and a large deck for enjoying the scenic golf course views. The double attached garage provides plenty of space for vehicles and all your gear. This home is designed for a family, with a local elementary school bus stop right on the corner and community pathways, a fire pit gathering spot, and all of Carseland's amenities just a short drive away. Ready to see this tranquil retreat for yourself? Book your showing today!