



GRASSROOTS
REALTY GROUP

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18 Wyndham Park View Carseland, Alberta

MLS # A2227461



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,632 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Blinds, Fridge (main level), microwave/hood fan, washer/dryer (main floor), dryer in basement, Dishwashers, TV in lower level bedroom, electric fireplace (basement bedroom), black storage box on deck		

Visit REALTOR® website for additional information. Just minutes from the Bow River & backing Speargrass Golf Course! This gorgeous WALKOUT bungalow with 2 kitchens, 4 bedrooms & office (5th bdrm) & 3027 sf of living space. This home offers 2 separate living spaces up & down! If you value rural lifestyle without the work of an acreage, this large lot is one of the biggest in the cul-de-sac. The home itself has 2 separate living areas boasting bright light throughout, 2 master bedrooms/ensuites (checkout that lower level master bedroom/walkin closet) & 2 laundry rooms. Your walkout patio boasts French doors to your private backyard offers refuge for your morning coffee (no back neighbours) in a quiet oasis just 7 mins-Carseland, 20 mins-Strathmore & 35 mins from Calgary. Speargrass prides itself in homeownership & community! 50/yr community association fee-optional. New clubhouse coming!