



GRASSROOTS
REALTY GROUP

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**117 Speargrass Close
Carseland, Alberta**

MLS # A2264264



\$724,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,407 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	No Neighbours Behind, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	5-22-25-W4
Exterior:	See Remarks	Zoning:	S-LDR
Foundation:	See Remarks	Utilities:	-
Features:	Separate Entrance, Steam Room		

Inclusions:	N/A
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Beautifully maintained walk-out bungalow located in a quiet cul-de-sac in Speargrass, backing onto the golf course with mountain and sunset views. The kitchen features a walk-in pantry, modern cabinetry with under-cabinet lighting, quartz countertops, and a large centre island that opens to a covered outdoor living space. The primary bedroom includes a five-piece ensuite with soaking tub, wall niche, separate shower, dual sinks with backlit mirrors, and a walk-in closet with automatic lighting and direct access to the laundry room. A second bedroom, which can also serve as a home office, is located on this level along with a guest bathroom and access to the oversized 25x24 double garage. The Walk-Out Basement finished in 2024 features an additional bedroom, another full bath with 3 person steam room, gym, bar/area and storage with potential for a 4th bedroom development. Exterior highlights include an extended driveway and the opportunity to landscape the backyard to your preference. Additional features include central air conditioning and automated window blinds on remote. Conveniently located approximately 40 minutes from Calgary's South Health Campus, this home combines comfort, functionality, and a scenic setting.