



**14 Wyndham Park View  
Carseland, Alberta**

**MLS # A2304145**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, See Remarks, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	S-LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** Garage door opener, fridge, stove, dishwasher, microwave, microwave hood fan, washer, dryer, garage opener, shed in yard, greenhouse, pool table, fire pit, central vacuum canister, hot tub, solar panels, window coverings.

Visit REALTOR® website for additional information. When it comes to location, this home has everything an outdoor enthusiast needs! World-class fishing on the Bow River (Speargrass is just North of it), camping at the Provincial Park, & the Speargrass Golf Course with a Clubhouse for dining & events! This impeccably kept 3 bedroom walkout bungalow features an open concept main floor with huge kitchen & ample counter-space! The dining room boasts Rocky Mountain views too! Its got in-floor lit staircase to the massive basement recreation room with pool table (staying), family room & in-floor heating! Heated garage w separate entrance! Gorgeous landscaped low maintenance lawn & hot tub for relaxing. New shingles installed in 2024/new solar panels installed 2025 for long-term energy savings and efficiency. One of the largest pie lots in Speargrass. Carseland is set for job growth & new industry!