

# \$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, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	33
Zoning	S-LDR
HOA Fees	50
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.