

# \$525,000 - 105 Speargrass Circle, Carseland

MLS® #A2201341

**\$525,000**

2 Bedroom, 3.00 Bathroom, 1,206 sqft  
Residential on 0.11 Acres

NONE, Carseland, Alberta

Enjoy this walkout villa, boasting over 2,205 sq. ft., with meticulous upgrades throughout. Nestled within Speargrass Links Golf Course, this home backs onto a greenbelt with a pathway to the 12th hole. Out front, a community greenspace with a pergola provides the perfect place to connect with neighbors. Inside, the modernized kitchen features updated two-tone white & dark grey cabinetry, granite countertops, a center island, and newer stainless steel appliances with handy pull-out shelving. The open-concept layout flows seamlessly into the living and dining areas, highlighted by a wall of windows leading to the expansive covered upper deck, which spans the entire home. Enjoy Peek-A-Boo Mountain Views, glass railings, a privacy wall, and a roll-down shade for added comfort. The primary bedroom retreat boasts a spa-like ensuite with a soaker tub and his & hers closets. A spacious main-floor office overlooks the front porch and greenspace, while the separate laundry room, large foyer, as well as garage entry area. A three-piece main bath completes the upper level. You will love staying cool in the summer with the recently installed Central Air Conditioner! Downstairs, the professionally developed walkout level is bright and inviting, featuring newly installed in-floor heating throughout. Relax in the cozy family room with a built-in electric fireplace, under-lit shelving, and a games area with a Wet bar, quartz counters, built-in dishwasher, wine fridge, and beverage



fridge. A stunning wood plank accent wall enhances the space, while window seating with extra storage adds charm. The second bedroom is spacious with a massive walk-in closet, and a modern three-piece bathroom with a glass enclosed shower completes the level. The utility room includes a new space-saving, tankless hot water system. Step outside to the fully covered lower patio, spanning the length of the home, with a privacy screen for added seclusion. The professionally landscaped yard features flower beds, a vegetable garden ready to plant, and a storage shed. The attached garage fits two vehicles, and convenient RV storage is available within the community for a low yearly fee. Don't miss this opportunity to live in this exceptional, close-knit community with luxury and comfort at every turn! Speargrass is one of those special communities that offer the perfect blend of peaceful living and comfort. With walking trails, a fully fenced, off leash dog park, Children's playground area, Golf course Clubhouse, multiple green spaces to enjoy, are just a few of the benefits of living here. The community itself hosts various events throughout the year for you to meet your neighbors. Don't miss this rare opportunity to own a piece of paradise!

Built in 2007

### **Essential Information**

MLS® #	A2201341
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.11
Year Built	2007
Type	Residential

Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	105 Speargrass Circle
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Level, On Golf Course, Private, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	S-MDR

## **Listing Details**

Listing Office	CIR Realty
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