

# \$464,900 - 49 Speargrass Boulevard, Carseland

MLS® #A2216381

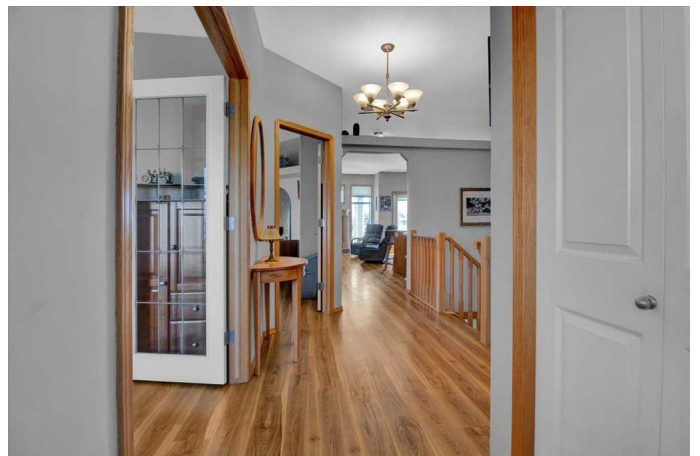
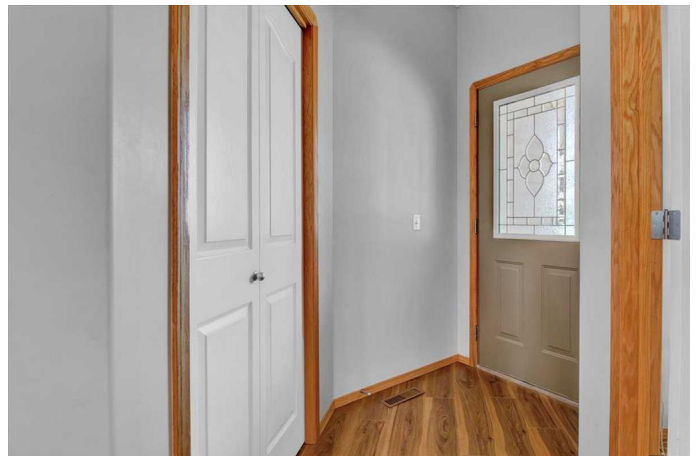
**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.11 Acres

NONE, Carseland, Alberta

Speargrass Living! This Quaint Villa features a Wonderful location over looking the 10th tee box & fairway of the Speargrass golf course. Thoughtfully designed with a Quaint & Comfort floor design, this Villa features 3 bedrooms, 3 baths, flex room, 2070 sq. ft. of living space, great room with gas fire place, rec room is roughed for a wet bar. The nicely landscaped yard offers mature trees, shrubs, perennials, brick fire pit and stamped concrete patio area. Relax & Enjoy moments on the upper deck or on the cozy patio offering a great view overlooking golf course. The attached double car garage is 19x25, insulated, work bench, mezzanine and a backyard shed is handy to store all your seasonal items. This well maintained Villa has been recently painted and new laminate flooring throughout main, central air (2024) and 75 gallon hot water tank (2025) This Quaint property is Nestled in a tranquil rural community of Speargrass, located just off the banks of the Bow, Steps away from Golfing, Fishing & Recreation on the Bow River, Green Spaces, Walking Paths, Play Ground, Dog Park, Resident RV Parking (Fee), Resident Golf Membership Discounts. No HOA Fees! Great Community Spirit! The spacious greenspace with firepit & benches hosts community events and is a great place to mingle with the neighbors. This peaceful rural community offers a blend of Privacy, Peaceful & Nature. yet remains within reach of amenities and nearby communities. Perfect for year round living or just a retreat, this Villa



captures the essence of refined Speargrass  
Living!

Built in 2004

### Essential Information

MLS® #	A2216381
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,055
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	49 Speargrass Boulevard
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, On Golf Course, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	S-MDR

## Listing Details

Listing Office	RE/MAX Complete Realty
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