

\$469,900 - 33 Speargrass Boulevard, Carseland

MLS® #A2216653

\$469,900

5 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.11 Acres

NONE, Carseland, Alberta

PRICE IMPROVEMENT!! Open House!

Sunday, June 8th, 2025, from 1:00 PM to 4:00

PM. Enjoy the tranquility of small town living

within easy reach of the city â€“ Welcome

home to 33 Speargrass Blvd in family-friendly

Carseland! This 5-bedroom 3-bathroom

WALK-OUT BUNGALOW backs the 10th hole

on the Speargrass golf course, is a short walk

to community pathways and gathering space

with firepit, and has all Carseland amenities.

The main level features a bright and open

living and dining area flowing into the large

kitchen with a casual dining area, ample

cabinetry, stainless steel appliances, and

steps out to the upper SOUTH-facing deck.

The spacious primary bedroom offers views of

the backyard through large bay windows, a

5-piece ensuite bathroom, and a walk-in

closet. A second main level bedroom, 4-piece

main bathroom, and coveted main floor

laundry complete the upper level. Downstairs,

you will find the large and open recreation

space with steps out to the lower

deck/patio/backyard as well as 3 additional

bedrooms, a 3-piece bathroom, and a

spacious utility/storage room. The backyard is

FULLY FENCED with a concrete pad wired for

your hottub, large deck overlooking the golf

course, and an 8X10 garden shed for all your

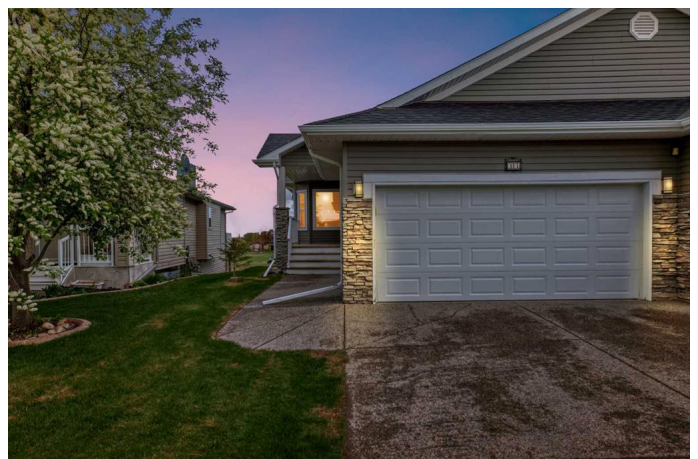
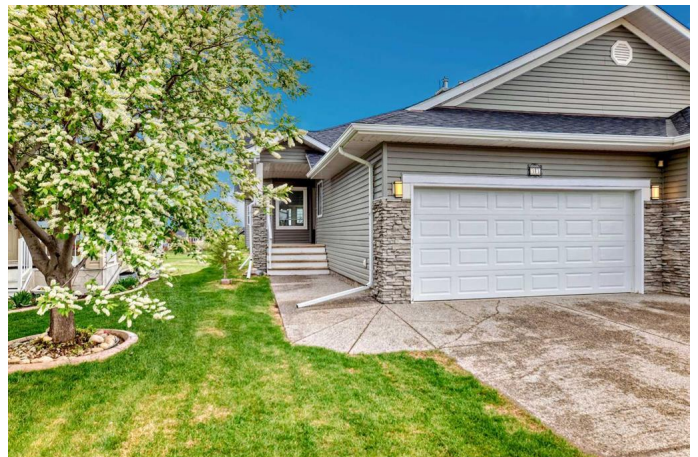
storage needs! The double attached garage

has room for all your vehicles and toys! This

home has space for your evolving lifestyle with

local elementary bus stop conveniently located

on the corner of the property and an easy



30-minute commute to Calgary city limits.
Book your viewing today!

Built in 2003

Essential Information

MLS® #	A2216653
Price	\$469,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	33 Speargrass Boulevard
Subdivision	NONE
City	Carseland
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

Amenities

Amenities	Park, Picnic Area, Golf Course, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Private Yard
Lot Description Backs on to Park/Green Space, Landscaped, Low Maintenance
 Landscape, Rectangular Lot, On Golf Course
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025
Days on Market 15
Zoning S-MDR
HOA Fees 50
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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.