



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**18 Wyndham Park View  
Carseland, Alberta**

**MLS # A2298130**

**\$739,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	S-LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Blinds, Fridge (main level), microwave/ hoodfan, washer/dryer (main floor), dryer in basement, Dishwashers, TV in lower level bedroom, electric fireplace (basement bedroom), black storage box on deck,

Visit REALTOR® website for additional information. Just minutes from the Bow River & backing Speargrass Golf Course! This gorgeous WALKOUT bungalow with 2 kitchens, 4 bedrooms & office (5th bdrm) & 3027 sf of living space. This home offers 2 separate living spaces up & down! If you value rural lifestyle without the work of an acreage, this large lot is one of the biggest in the cul-de-sac. The home itself has 2 separate living areas boasting bright light throughout, 2 master bedrooms/ensuites (checkout that lower level master bedroom/walk-in closet) & 2 laundry rooms. Your walkout patio boasts French doors to your private backyard offers refuge for your morning coffee (no back neighbours) in a quiet oasis just 7 mins-Carseland, 20 mins-Strathmore & 35 mins from Calgary. Speargrass prides itself in homeownership & community! 50/yr community association fee-optional. New clubhouse coming! Please allow 24 hrs notice for showings (renter on main level until May).