



**GRASSROOTS**  
REALTY GROUP

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**33 Wyndham Park Way  
Carseland, Alberta**

**MLS # A2300489**

**\$959,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Many Trees, On Golf Course, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-22-25-W4
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	S-LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Echo 15 Smart Home, Genstone lights and Controller, Pool Table & accessories, Hot Tub & Accessories, Black Fridge, Starlink, TV wall Mounts., Radiant heater in garage, Sprinkler system.

33 Wyndham Park Way Speargrass Golf Course Living! Backing the 10th fairway of the Speargrass Golf Course and just steps from the Bow River, this beautifully upgraded bungalow offers peaceful views, stunning sunsets, and over \$200,000 in thoughtful upgrades... Welcome to this beautifully maintained bungalow located along the 10th fairway of the Speargrass Golf Course, offering peaceful views, stunning sunsets, and a relaxed lifestyle in one of Wheatland County's most charming communities. Just steps from the Bow River, this home combines scenic surroundings with a bright and spacious interior designed for comfortable living. The main floor features an open-concept layout with soaring vaulted ceilings, skylights, and expansive windows that fill the home with natural light while capturing the surrounding golf course views. The impressive stone fireplace anchors the great room, creating a warm and inviting space for gathering. The kitchen is well appointed with granite countertops, a large island, and generous cabinetry, flowing seamlessly into the dining area with patio doors that open onto the upper deck—perfect for morning coffee or evening sunsets overlooking the fairway. The primary suite offers a private retreat with direct deck access and a spa-inspired 5-piece ensuite, while the main floor also includes a dedicated office with French doors, convenient laundry area, and mudroom access from the attached garage. The fully finished lower level walkout provides a spacious family and recreation room, two additional bedrooms, and a full bathroom—ideal for guests, family, or entertaining. Over the past several years, the sellers have invested over \$200,000 in thoughtful upgrades enhancing both comfort and efficiency. Improvements include central air conditioning, a high-efficiency Napoleon furnace, HRV system, Culligan water

softener upgrade, and a full CAF&Eacute; appliance package. Additional highlights include Gemstone architectural exterior lighting, professionally finished garage with epoxy flooring and custom cabinetry, a Master Spa Twilight hot tub, stamped concrete patio, custom deck upgrade, irrigation system, new landscaping and sod, interior painting, bathroom updates, new carpeting, and a brand s hinges will be completed in June. The landscaped yard provides beautiful curb appeal and multiple outdoor spaces to relax and enjoy the peaceful golf course setting. Speargrass offers a quiet community atmosphere with golf, river access, walking paths, and RV parking, all within an easy commute to Calgary, Strathmore, and Okotoks. This is a rare opportunity to enjoy golf course living with river access in a beautifully upgraded home.