



GRASSROOTS
REALTY GROUP

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**14 Wyndham Park View
Carseland, Alberta**

MLS # A2304145



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	In Floor, Fireplace(s), Forced Air, See Remarks, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Linoleum	Sewer:	-
Roof:	Asphalt, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	S-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Garage door opener, fridge, stove, dishwasher, microwave, microwave hood fan, washer, dryer, garage opener, shed in yard, greenhouse, pool table, fire pit, central vacuum canister, hot tub, solar panels, window coverings.

Visit REALTOR® website for additional information. When it comes to location, this home has everything an outdoor enthusiast needs! World-class fishing on the Bow River (Speargrass is just North of it), camping at the Provincial Park, & the Speargrass Golf Course with a Clubhouse for dining & events! This impeccably kept 3 bedroom walkout bungalow features an open concept main floor with huge kitchen & ample counter-space! The dining room boasts Rocky Mountain views too! Its got in-floor lit staircase to the massive basement recreation room with pool table (staying), family room & in-floor heating! Heated garage w separate entrance! Gorgeous landscaped low maintenance lawn & hot tub for relaxing. New shingles installed in 2024/new solar panels installed 2025 for long-term energy savings and efficiency. One of the largest pie lots in Speargrass. Carseland is set for job growth & new industry!