



**102 Speargrass Crescent  
Carseland, Alberta**

**MLS # A2306630**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	S-LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Inline Pool

Enjoy Golf Course Views in every direction, the FRONT PORCH is a welcoming space to feel connected with your neighbors. The main living space is warm and inviting, highlighted by a family room with a STUNNING QUARTZ SURROUND GAS FIREPLACE, perfect for cozy evenings. The KITCHEN is a chef's dream with a WALKTHROUGH BUTLERS PANTRY with FULL HEIGHT CABINETRY and loads of POT DRAWERS plus a huge CENTRAL ISLAND to gather and entertain. The DINING ROOM seamlessly connects to a balcony with beautiful scenic views of the golf course creating the ideal setup for morning coffee or evening relaxation. This home offers 3 BEDROOMS ON MAIN level, including a spacious primary suite that is a true retreat featuring another OUTDOOR PATIO space a perfect get away space to relax. Plus a large walk in closet and a well appointed ensuite with a soaker tub, separate shower, and vanity. An additional ACCESSIBLE BATHROOM adds convenience and functionality for families or guests. A rare and exciting feature, the POOL ROOM WITH HYDRO SPA is located on the main level, perfect for entertaining or unwinding year round. The FULLY DEVELOPED BASEMENT offers 2 ADDITIONAL BEDROOMS, a 3 piece bathroom, IN FLOOR HEATING and a WALKOUT to a small concrete patio, providing plenty of space for family or guests. Additional features include knockdown ceilings add to the comfort and appeal of this home. Located in rural Wheatland County, this property offers peaceful country living with services through Wheatland County and is just 20 km from Strathmore and 30 Km to South Calgary giving you the best of small town living close to urban amenities. A stunning and unique property ready for a new family to enjoy!