



GRASSROOTS
REALTY GROUP

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**333 Nelson Road
Carseland, Alberta**

MLS # A2308228



\$424,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bi-Level		
Size:	1,448 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Skylight(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: 12-22-26-W4

Zoning: HRGÂ Hamlet

Utilities: -

Inclusions: Pool Table

More space than most homes in Carseland at any price point. This 5-bedroom, fully developed home offers over 2,800 sq ft of living space on a generous pie-shaped lot with a heated double detached garage — room for the whole family, the toys, the workshop, and the backyard fire pit. The main floor is bright and open, with skylights and oversized windows that fill the space with natural light. Three bedrooms on the main level including a primary suite with its own ensuite and jetted tub. The living room is genuinely oversized — there is space here that most homes in this price range simply don't have. Downstairs is fully finished with two additional bedrooms, a massive games and family room, den space, and storage. It is the kind of basement teenagers disappear into and guests never want to leave. Outside, the fully fenced yard has room for kids, pets, and everything that comes with small-town Alberta living. The heated garage at 25 x 27 is a serious workspace, not an afterthought. Carseland is the kind of community people move to on purpose. Quiet streets, parks, playgrounds, the Bow River minutes away, Speargrass Golf Course down the road, and an easy commute to Strathmore or Calgary. Come and see how much home \$429,900 buys you here.