



GRASSROOTS
REALTY GROUP

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117 Bonitz Court
Carseland, Alberta

MLS # A2309019



\$524,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,816 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Parking Pad, RV A		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-22-26-W4
Exterior:	Cedar	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Track Lighting, Vinyl Windows		
Inclusions:	Piano & Gym Equipment (Negotiable)		

Welcome to this beautifully maintained and stunning four-level split, ideally situated in a quiet cul-de-sac with exceptional curb appeal. This inviting home features a beautifully fenced yard with mature landscaping, creating the perfect outdoor retreat. Enjoy sunny days in the south-facing backyard from the expansive upper and lower decks that span the full length of the home, complete with a gas hookup and fire pit area – perfect for entertaining family and friends. Step inside through the impressive front foyer, highlighted by elegant tile flooring and an open-concept design filled with natural light. The spacious and beautiful living room features a charming bay window and flows seamlessly into the incredible kitchen, creating the perfect layout for entertaining and gathering with family and friends. The home showcases gorgeous ash hardwood flooring throughout the main, upper level, and third level, with tile in the bathrooms and hallway, while the lower level offers cozy carpeting for added comfort. Large windows throughout flood the home with warmth and sunshine, creating a bright and welcoming atmosphere. The stunning kitchen is truly the heart of the home, featuring high-end stainless steel appliances, beautiful concrete countertops, a massive island, dual sinks, and a gas stove – ideal for both everyday living and entertaining. French doors off the kitchen lead seamlessly to the backyard deck, blending indoor and outdoor living beautifully. The spacious family room offers the perfect gathering place, highlighted by a stunning fully bricked wood-burning fireplace with a beautiful mantle – truly the showpiece of the room and the perfect setting for cozy family evenings and entertaining guests. Upstairs, you’ll find three spacious bedrooms, including a generous primary suite complete with its own private ensuite, along with a full

main bathroom. The lower level offers a fourth bedroom, an additional bathroom, laundry area, and convenient side entrance access to the exterior of the home. Additional upgrades include newer windows replaced in 2017, adding peace of mind and efficiency. The home also features a double attached garage with plenty of additional driveway parking, plus convenient RV parking in the backyard — saving you the extra expense and hassle of off-site RV storage. Located in a truly well-rounded community, this home is just minutes from world-class fly fishing and an amazing 18-hole links-style golf course. The area also offers the convenience of its own charming hamlet amenities, including a grocery store, restaurant, post office, gas station, elementary school, baseball fields, curling rink, and community hall — creating the perfect blend of small-town charm and active lifestyle living. This exceptional property offers the perfect combination of style, comfort, community, and location — a wonderful place to call home.