



GRASSROOTS

REALTY GROUP

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**37 Wyndham Park Way
Carseland, Alberta**

MLS # A2311425



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,513 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	5-22-25-W4
Exterior:	Wood Frame	Zoning:	S-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to the sought-after community of Speargrass, where golf course living meets small-town tranquillity. Perfectly positioned backing onto the 10th fairway of Speargrass Golf Course and just steps from the Bow River, this beautifully upgraded executive bungalow offers breathtaking views, stunning sunsets, and a peaceful lifestyle surrounded by nature. Combining elegant design with exceptional comfort, this home delivers the perfect balance of relaxation, recreation, and refined country living. This open-concept home features a spacious foyer, vaulted ceilings, air conditioning, main floor laundry, and an abundance of natural light throughout. The kitchen is designed for both function and entertaining, showcasing custom country-style oak cabinetry, upgraded appliances, slate flooring, a pantry, and a unique two-tiered island with an eating bar and prep sink. The dining area offers a convenient bump-out, ideal for a buffet, coffee bar, or additional serving space, while the bright living room features a cozy gas fireplace and large windows overlooking the course. French doors lead to the covered deck, where you can relax and enjoy the beautiful views. A large main floor den with south-facing windows and a built-in desk provides the perfect home office or guest bedroom. The spacious primary suite includes private deck access, a walk-in closet, and a spa-inspired ensuite complete with a soaker tub, vessel sink, and separate shower. A convenient 2-piece powder room completes the main level. The attractive stairwell with custom golf club detailing leads to the fully developed walk-out lower level featuring a massive family room with a second gas fireplace, built-in wet bar, additional bedroom, and full bathroom. There is plenty of space for a pool table, games area, or entertaining. The basement also includes roughed-in in-floor heat and walk-out access to an

aggregate stone patio backing directly onto the 10th hole. Additional features include a covered front veranda, attached double garage, and beautifully maintained outdoor spaces. Enjoy the quiet golf course setting with access to walking paths, river recreation, and all the charm of the Speargrass community, conveniently located within an easy commute to Calgary, Strathmore, and Okotoks. Rarely do homes offering this combination of golf course living, river access, and peaceful surroundings come available.