



GRASSROOTS
REALTY GROUP

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**333 Nelson Road
Carseland, Alberta**

MLS # A2350308



\$420,000

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	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	12-22-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HRGÂ Hamlet
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Skylight(s), Vinyl Windows		

Inclusions:	N/A
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Ready to trade busy city living for more space, a quieter pace, and a community where the kids can grow up? This fully developed 5-bedroom home in Carseland offers over 2,800 sq. ft. of finished living space, a huge pie-shaped lot, and the kind of room that can be hard to find in the city. The main floor is bright and welcoming, with oversized windows and skylights filling the home with natural light. You'll find three bedrooms on this level, including a spacious primary bedroom with its own private ensuite and jetted tub. Downstairs, the fully finished lower level gives your family even more room to spread out, with two additional bedrooms, a large family and games room, den area, and plenty of storage. Whether you need space for teenagers, guests, a home office, playroom, or movie nights, this home gives you options. Outside is where this property really shines. The fully fenced pie-shaped yard offers tons of usable space for kids, pets, summer BBQs, a fire pit, gardens, or simply enjoying the extra breathing room. The heated 25 x 27 detached garage is another major bonus, with room for vehicles, tools, recreational toys, or your own workshop. Located in the quiet community of Carseland, you're close to parks, playgrounds and the local school, while still keeping everyday amenities within easy reach. Strathmore is approximately 20 minutes away and Calgary is approximately 25 minutes away, making this a great option for families who want out of the city without giving up convenient access to it. With five bedrooms, over 2,800 sq. ft. of finished space, a massive yard, heated garage, updated skylight and recent roof repairs, this is a home designed for a family that wants more room, more peace, and a little less city.