# \$724,000 - 117 Speargrass Close, Carseland

MLS® #A2264264

## \$724,000

3 Bedroom, 3.00 Bathroom, 1,407 sqft Residential on 0.18 Acres

NONE, Carseland, Alberta

Beautifully maintained walk-out bungalow located in a quiet cul-de-sac in Speargrass, backing onto the golf course with mountain and sunset views. The kitchen features a walk-in pantry, modern cabinetry with under-cabinet lighting, quartz countertops, and a large centre island that opens to a covered outdoor living space. The primary bedroom includes a five-piece ensuite with soaking tub, wall niche, separate shower, dual sinks with backlit mirrors, and a walk-in closet with automatic lighting and direct access to the laundry room. A second bedroom, which can also serve as a home office, is located on this level along with a guest bathroom and access to the oversized 25x24 double garage. The Walk-Out Basement finished in 2024 features an additional bedroom, another full bath with 3 person steam room, gym, bar/area and storage with potential for a 4th bedroom development. Exterior highlights include an extended driveway and the opportunity to landscape the backyard to your preference. Additional features include central air conditioning and automated window blinds on remote. Conveniently located approximately 40 minutes from Calgary's South Health Campus, this home combines comfort, functionality, and a scenic setting.







Built in 2021

#### **Essential Information**

MLS® # A2264264 Price \$724,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,407 Acres 0.18

Year Built 2021

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 117 Speargrass Close

Subdivision NONE

City Carseland

County Wheatland County

Province Alberta
Postal Code T0J0M0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Separate Entrance, Steam Room

Appliances Dishwasher, Electric Stove, Freezer, Gas Water Heater, Microwave,

Microwave Hood Fan, Range, Range Hood, Refrigerator, Stove(s),

Washer, Window Coverings, Electric Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Mantle, Decorative

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Balcony

Lot Description No Neighbours Behind, On Golf Course

Roof Asphalt Shingle

Construction See Remarks

Foundation See Remarks

### **Additional Information**

Date Listed October 14th, 2025

Days on Market 21

Zoning S-LDR

# **Listing Details**

Listing Office Bode Platform Inc.

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