

314 Nelson Road
Carseland, Alberta

MLS # A2261466



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	820 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Skylight(s)		

Inclusions: Shed

Comfortable & Inviting! This Bi-level Home offers 3 bedrooms, 2 baths within 1594 sq. ft. of inviting living space. The home features a bright layout with skylight and a cozy wood burning fireplace. Recent upgrades include freshly painted interior, light fixtures, hot water (2022), furnace serviced (2025) and new wood deck covering. The lower level offers a large rec/games room and spacious bedroom. Enjoy the beautiful prairie views from the upper deck, along with a patio & fire pit area, ideal for relaxing & outdoor entertaining. There is a shed & storage under the deck, alley access and a side gravel parking pad, provides convenient parking options. Located in the friendly Hamlet of Carseland that offers all basic amenities and just minutes to the Bow River and Speargrass Golf Course. Short commute to Calgary, Strathmore & Okotoks. This Comfortable & Inviting Home is Move In Ready & Quick Possession Available!