

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!