

117 Speargrass Close  
Carseland, Alberta

MLS # A2274193



**\$724,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-22-25-W4
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	S-LDR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Steam Room		
<b>Inclusions:</b>	Steam Room		

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, automated window blinds on remote, and an extended driveway. Conveniently located approximately 40 minutes from Calgary's South Health Campus. Backs onto the 1st green. BBQ and kitchen barstools included.