

427 Cole Crescent  
Carseland, Alberta

MLS # A2282869



**\$375,000**

**Division:** NONE

**Type:** Residential/House

**Style:** 1 and Half Storey

**Size:** 2,209 sq.ft. **Age:** 1959 (67 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.19 Acre

**Lot Feat:** Corner Lot

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	12-22-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	HRGÂ Hamlet
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Recessed Lighting, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot tub		

Welcome to 427 Cole Crescent, a spacious and character-filled home situated on a corner lot in the friendly community of Carseland. This quiet, welcoming town is perfect for those looking to enjoy small-town living while still being within easy reach of the city. With over 2,200 square feet of above-grade living space, this 3-bedroom, 3-bath property offers a thoughtful layout and distinctive style that make it stand out. Step into the main living area and you'll be immediately drawn to the soaring vaulted ceilings, exposed wood beams, and a striking custom wood-burning fireplace that serves as the heart of the home. The large kitchen offers generous counter space, a breakfast bar, and open sightlines to the dining and living areas, making it a great space for both everyday living and entertaining. Upstairs, the layout is ideal for families or shared living. Two of the three bedrooms each feature their own private ensuite bath, including a spacious primary suite with a walk-in closet. A bright loft-style den overlooks the living area below and works well as a home office, reading nook, or play space. The fully fenced backyard includes a private hot tub, offering a relaxing retreat right at home. There is also an attached double garage, additional parking, and plenty of outdoor space to enjoy. Located just minutes from local schools, parks, and the scenic Bow River, Carseland offers an exceptional quality of life, with small-town charm and a sense of community. For those commuting, it's an easy drive to Strathmore and Calgary. Come see the potential and unique character of this home in Carseland. Schedule your private showing today!