



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1400 29 Avenue
Coaldale, Alberta**

MLS # A2214474



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,539 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	0.40 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating: Electric, Fireplace(s), Forced Air, Wood

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Wood

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: dishwasher, refrigerator, cooktop in basement, ceiling fans, window coverings, washer/dryer upstairs

Spacious Family Home on Quiet Cul-de-Sac with 4-Car Garage, Decks, and More! This beautifully designed home offers the perfect blend of comfort, space, and functionality! Featuring an open floor plan ideal for entertaining, the dining area flows seamlessly onto a stunning three-tiered composite deck—complete with a built-in fire pit—perfect for year-round enjoyment. Located on a peaceful cul-de-sac near walking paths, parks, schools, and shopping, this property includes a 4-car detached garage, extra parking including RV space, and a partially fenced yard. Bonus outdoor features include a shed, children’s playhouse, and a welcoming front deck. Inside, the main level boasts 2 large bedrooms, a full bath, a bright kitchen with a corner pantry, and a cozy living room filled with natural light from oversized windows. Ceiling fans throughout help keep the home cool during the summer months. Upstairs is a private master retreat, complete with a jetted tub, 2 walk-in closets, and its own ensuite bathroom. The fully finished basement offers even more living space, with a large family room complete with a wood burning stove, 2 spacious bedrooms, and a third room converted into a second kitchen with a cooktop—ideal for multi-generational living or rental potential. Laundry facilities are located both in the master suite and the basement for added convenience. Double attached garage has been converted into a closed in storage area, but easily put back into a 21'2" X 19'9" garage space. This home is a must-see for families seeking space, privacy, and modern amenities in a highly desirable neighborhood!