



GRASSROOTS
REALTY GROUP

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2414 65 Street
Coleman, Alberta

MLS # A2219907



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,924 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Gated, Insulated, Single Garage Detached		
Lot Size:	3.06 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, No M		

Heating:	Boiler, In Floor	Water:	Private, Well
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Chicken Coop, Plastic Shed(8'x8') and Hay shed(16'x22')		

Nestled in a peaceful, quiet location, this 4 bedroom, 3 bathroom home on a 3-acre property offers the perfect combination of privacy, functionality, and natural beauty. Built in 2004, the 1.5-story, 1924 sq. ft. home provides a spacious, open-concept design that includes a large veranda at the front and back, perfect for enjoying the surrounding trees and tranquility. The main floor features a welcoming kitchen, dining, and living area, with abundant natural light and plenty of space for entertaining. The primary bedroom on the main floor is a private retreat, complete with a walk-in closet and an expansive en-suite bathroom, featuring a luxurious soaker tub for ultimate relaxation. A convenient half bath completes the main floor. All three levels of the home have in floor heat, with each room on its own thermostat. Upstairs, you'll find an open loft area that can be used as an office, reading nook, or extra living space. Two additional generously sized bedrooms and a full bathroom provide comfort and privacy for family or guests. The lower level is completely finished with a large rec/games room, bedroom, den, full bathroom and lots of storage. For those with animals this property is set up for outdoor living. The perimeter is fenced with no climb pet fencing, cross fencing done in horse safe poly line. The property also backs onto Crown land, providing direct access to trails that connect to the McGillivray staging area for outdoor adventures. The outbuildings on the property are equally impressive. A 36 x 60 shop, built in 2012, is a standout feature. It includes three 10 x 10 garage doors, in-floor heating, a half bathroom, and running water—ideal for a workshop, storage, or hobby space. Whether you're a horse enthusiast or simply looking for a peaceful acreage to call home, this property offers the best of both worlds—privacy, comfort, and

easy access to nature. Schedule a viewing today with your REALTOR®; to experience the charm and potential of this exceptional property.