



GRASSROOTS
REALTY GROUP

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85045 HYW 845
Coaldale, Alberta

MLS # A2225927



\$990,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,550 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.79 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Urban Fringe
Foundation:	Wood	Utilities:	-
Features:	Pantry, Quartz Counters, Skylight(s)		

Inclusions: Zero turn lawn tractor, farm tractor.

Spacious Acreage Living with Modern Comforts & Year-Round Enjoyment. Welcome to this beautifully developed 1,551 sq. ft. home offering 5 bedrooms and 3 full bathrooms, perfect for families who value space and functionality. Designed for comfort and lifestyle, this property combines the charm of country living with thoughtful modern upgrades. Interior Highlights: Large country kitchen with stainless steel appliances, walk-in pantry, breakfast bar, and direct access to the sunroom and deck. Main floor laundry room conveniently located just off the oversized 25' x 30' attached garage. Primary bedroom retreat includes a walk-in closet, private ensuite, and a separate entrance to a cozy east-facing sunroom—heated and featuring a gas fireplace for year-round relaxation. Three fireplaces throughout the home (2 gas, 1 wood-burning) create warm, inviting spaces for the whole family. On-demand hot water system for continuous comfort. Outdoor Features: Stunning, mature yard with paved driveway and lush landscaping including trees, flower beds, and a well-maintained lawn. Underground sprinkler system (6 zones) using SMRID irrigation water for cost-effective watering. Two large outbuildings, perfect for storage, workshops, or hobbies, all enclosed with maintenance-free heavy-gauge white aluminum fencing. Family-friendly yard featuring a pickleball court, swing sets, and even an outdoor rink—imagine watching the kids play from your deck! This is more than just a home—it's a lifestyle. Don't miss your chance to enjoy private, peaceful acreage living with room for everyone and everything.