



GRASSROOTS
REALTY GROUP

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

31 IRONSTONE DR
Coleman, Alberta

MLS # A2226131



\$534,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,188 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 420
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms)	Zoning:	MULTI
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 31 Ironstone Drive – a beautifully maintained duplex nestled in a stunning mountain setting. This spacious 4-bedroom, 3-bathroom home features an open floor plan perfect for modern living, complete with main floor laundry and a generous laundry room with sink and storage for added convenience. Enjoy breathtaking views, and entertain with ease in the open-concept kitchen , dining, and living areas. The kitchen is complete with beautiful stone countertops and a gas range with convection oven. The attached double car garage with 240V outlet and built in work bench offers plenty of space for vehicles and storage. Ideally located close to all amenities, this home blends modern comfort, style, and mountain charm. Don’t miss this incredible opportunity!