



GRASSROOTS
REALTY GROUP

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**2418 Aspen Drive
Coaldale, Alberta**

MLS # A2227324



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,998 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, gas cooktop, wall oven, microwave, range hood, dishwasher, blinds, garage door opener + remote(s), garage heater, central air conditioning, humidifier, U/G sprinklers

A spacious, custom home with high end finishes and no rear neighbours! This bi-level bonus offers plentiful parking with a triple attached heated garage and extended driveway, one of the great benefits of the Cottonwood community! There's a grand covered entrance as you approach this home with soaring ceilings in the foyer, a built-in storage bench and ambient lighting in the stairs. The quartz kitchen offers a ton of counter space with elongated cabinetry extending into the dining room and a bonus coffee station. There's a gas cook top, corner pantry and 2 skylights in the vaulted ceiling that bring in natural light to the kitchen. The living room is centred around the gas fireplace with built-ins flanking both sides. There are 2 bedrooms that share the main floor along with a 4 piece bathroom and spacious laundry room, complete with sink! Heading upstairs, there is a well sized primary suite with HUGE 5 piece en-suite bathroom and walk-in closet with great shelving options. The walk-up to grade basement has a wet bar, secondary gas fireplace, storage area, two additional bedrooms (both with walk-in closets), 4 piece bathroom and a covered patio under the deck! The yard is landscaped, has a solid stone fence, patio and is only a few blocks from Cottonwood Park!