



GRASSROOTS
REALTY GROUP

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2156 21A Street
Coaldale, Alberta

MLS # A2231874



\$819,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 2,210 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, T | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, City Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R1A |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher, range hood, built in microwave, central A/C, garage door opener with 2 remotes, millennium new home warranty.

Welcome to Your Dream Home! This brand-new, masterpiece by locally owned Grizzly Ridge Developments' offers everything you've been searching for. From its stunning modern design to its unbeatable functionality, this home truly has it all including a TRIPLE ATTACHED GARAGE, space for a SECOND DETACHED GARAGE off of paved alley, EAST facing rear deck and a full walkout basement with a wet bar. Boasting 5 spacious bedrooms and 3 luxurious bathrooms, including a 5-piece spa-like ensuite with a massive soaking tub, every corner of this home is designed for comfort and elegance. The open-concept layout seamlessly blends living, dining, and kitchen spaces, creating the perfect environment for entertaining or relaxing with family. The chef-inspired kitchen is a showstopper, featuring stone countertops, a walk-through pantry with beautiful built-in features, and high-end finishes. Adjacent is the elegant dining area, which flows into the inviting living room, complete with a gorgeous gas fireplace and direct access to the oversized back balcony, perfect for enjoying your morning coffee or hosting summer barbecues. The fully finished walk-out basement is designed for entertainment, complete with a wet bar and easy access to your private backyard—a blank canvas awaiting your personal touch to transform it into the ultimate getaway. With a new home warranty and thoughtful craftsmanship by Grizzly Ridge, this home offers peace of mind and pride of ownership. Don't miss your chance to own this exceptional property!