



GRASSROOTS
REALTY GROUP

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

**7 Ironstone Drive
Coleman, Alberta**

MLS # A2232620



\$450,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Front Drive, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Underground Sprinklers, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, No Smoking Home		

Inclusions: air conditioner

Impressive condo on south ridge of Ironstone Lookout. This beautiful home has modern updates that include new light fixtures throughout, new dishwasher and microwave, kitchen island and numerous finishing touches that make a house a home! Open plan incorporates the kitchen, living room and dining area, great for entertaining and to absorb the southern view. Deck overlooks the back yard with no neighbors behind. Gas fireplace is two sided to warm up the ambience on chillier days. The generous sized, master bedroom offers a full 4 piece ensuite bathroom, fireplace, and a roomy walk-in closet. The additional bedroom which is located adjacent to the full main bathroom has a Murphy bed for visiting guests. This allows the room to offer extra living space for hobbies, office, etc. Laundry closet is between both bedrooms on the main floor and beside large closet/pantry. Central vacuum system and air conditioning make for extra comfort in this home! Full basement has been wired, insulated and drywalled with roughed-in services for a future bathroom. Front drive attached garage will house your vehicle, bikes, kayak, and skis for your outdoor adventures! Snow removal and ground maintenance are included in the condo fees. The Crowsnest Pass is a wonderful place to call home! Call your real estate agent to view.