



**GRASSROOTS**  
REALTY GROUP

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**644 49 Ave Close  
Coalhurst, Alberta**

**MLS # A2232953**



**\$589,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Garden, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** KITCHENAID REFRIGERATOR, KITCHENAID BUILT-IN OVENS, KITCHENAID DISHWASHER, ELECTRIC STOVE, AIR-CONDITIONER, CENTAL VACUUM & ATTACHMENTS, BUILT-IN MURPHY BED IN BEDROOM, AFFIXED AUTOMATIC WINDOW COVERINGS, HICKORY WOOD HOOD RANGE, BUILT-IN CLOSET/BENCH IN FOYER

This is the one you've been waiting for in Coalhurst! This fully custom renovated farmhouse-style home blends rustic charm with high-end finishes in every corner. From the moment you step inside, you'll be welcomed by a spacious open-concept floor plan featuring soaring ceilings, custom woodwork, and rich touches of hickory and walnut throughout. The gourmet kitchen is a chef's dream—complete with top-of-the-line appliances, gleaming Silestone Quartz countertops, custom cabinetry, and a spacious island perfect for hosting. The main living area flows effortlessly into the dining and family spaces and right out to your spacious back deck! Each of the four bedrooms offers comfort and style, including a luxurious primary suite with a spa-inspired ensuite featuring a relaxing soaking bath tub, custom tile, and a dual walk-in shower! Added pot lightning and elegant light fixtures, luxury flooring, and energy-efficient upgrades complete the package—every detail has been carefully considered to deliver a move-in-ready experience with all the bells and whistles. Outside, enjoy beautiful landscaping, a private yard complete with a custom fire pit and underground sprinklers, direct access to the spray park and playground just steps from your door—perfect for young families or anyone who loves an active lifestyle in a welcoming community. A rare find in Coalhurst—schedule your showing today!