



**GRASSROOTS**  
REALTY GROUP

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

**68 Ironstone Dr.  
Coleman, Alberta**

**MLS # A2235736**



**\$514,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/Four Plex            |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,264 sq.ft.                     | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Views |               |                   |

|                    |                                    |                   |             |
|--------------------|------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl, Wood  | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 420      |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Mixed                              | <b>Zoning:</b>    | residential |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Central Vacuum, Vaulted Ceiling(s) |                   |             |

**Inclusions:** n/a

Beautiful four-bedroom, three-bathroom bungalow style end unit at Ironstone Lookout has unparalleled craftsmanship and quality. It is situated in a great location, away from the noise, yet with stunning mountain views. The unit has hickory kitchen cabinets, hardwood floors, and beautiful ceramic tiles. There is a main floor laundry and a generous double car garage with plenty of storage. Ironstone Lookout is remarkable for its wide streets and generous parking arrangements. Surrounded by nature and the incredible Rocky Mountains, Crowsnest Pass is a vibrant, active community that offers four season adventures including hiking, fishing, golfing, skiing, and miles and miles of backcountry adventures.