



GRASSROOTS
REALTY GROUP

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**2702 30 Street
Coaldale, Alberta**

MLS # A2235882



\$1,790,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,104 sq.ft.	Age:	2000 (25 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	1.89 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Masonite, See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	residential
Utilities:	-

Inclusions: n/a

Country living in Coaldale. The classic farm style acreage home is on 1.89 acres with all the town amenities and right across from Lando Lakes golf course. This home has 6 bedrooms and 4 bathrooms. The timeless architecture is Pinterest worthy. Imagine sitting on your wrap around balcony looking onto a fully matured landscaped yard with over 70 trees and shrubs. The entire property has underground sprinklers and drips to make your life easier. When you walk in to the home you will immediately be greeted with character from the custom oak flooring and solid oak doors throughout. The layout is simple and functional with a gas fireplace and antique mantle. The large kitchen has antiqued maple cabinets with a beautiful gas heartland stove, traditional farm sink and huge granite island. The dining area is large looking onto the wrap around back deck. The large windows invite nature into the space. Every inch of this home has been chosen with love. Crystal door knobs and a beautiful claw tub to give this home special touches. Upstairs you will find 4 bedrooms, 2 bathrooms and the laundry room with plenty of storage. The primary bedroom feels like you are on vacation. You enter through french doors and it includes a walk in closet and large master bathroom. The basement includes its own entrance with plenty of space for your growing family and guests. A custom built Murphy bed adds functionality to the space. To top it off there is a heated garage with (Gordon Ray) custom tile flooring, cabinets and counters with galvanized counter tops. There is also a 30'x 12' equipment shop that is insulated, heated, with power and epoxy flooring. The garden shed also allows you to store all of your snow removal and lawn equipment. The home is perfect for a large family or how about a new business venture like a bed and breakfast. This home is packed with character and

is looking for it's next owner.